

# HERON CREEK RESERVE

a Residential Neighborhood  
in the Village of Long Grove



ASSET VENTURES



3110 Old McHenry Road 60047-9635  
Phone: 847-634-9440 Fax: 847-634-9408  
www.longgrove.net

## PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

### 1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: ASSET VENTURES FUND I, LTD.  
Address: 3809 JUNIPER TRACE #205 AUSTIN, TX 78737  
Telephone Number: 512-301-8888 E-mail Address: rossa@cadancetexas.com  
Fax number: 512-301-8695

Applicant's Interest in Property: OWNER

### 1.2 Owner (if different from Applicant).

Name: \_\_\_\_\_  
Address: SEE ABOVE  
Telephone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
Fax number: \_\_\_\_\_

### 1.3 Property.

Address of Property: 1 SALEM LAKE DRIVE LONG GROVE, IL 60047  
Legal Description: Please attach Parcel Index Number(s): 1A-23-200-007, -015, 027, 028  
1A-23-400-027  
Present Zoning Classification O/R-1 LONG GROVE Size of Property (in acres) \_\_\_\_\_  
PD-4 KILDEER — E Lake County  
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?  
Yes: X No: \_\_\_\_\_ PD-4 Village of Kildeer.  
If yes, please identify the ordinance or other document granting such zoning relief: N/A

Planned Unit Development

Describe the nature of the zoning relief granted: \_\_\_\_\_

Present use of Property:

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Office X Open Space X Vacant \_\_\_\_\_

Other (explain) \_\_\_\_\_

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u>R-1/FP-COUNTY/PD-4 KILDEER</u>	<u>OPEN SPACE</u>
South:	<u>R-1/R-2 PUD</u>	<u>RESIDENTIAL</u>
East:	<u>R-1/FP/R-2/OS-N</u>	<u>RES. &amp; OPEN SPACE</u>
West:	<u>R-2/R-2 PUD/</u>	<u>RESIDENTIAL</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No X

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

**1.5 Requested Action (Check as many as are applicable).**

_____ Appeal	_____ Code Interpretation
_____ Variation	_____ Special Use Permit (non-PUD)
<u>X</u> Zoning Map Amendment (rezoning)	<u>X</u> Zoning Code Text Amendment
<u>X</u> Preliminary PUD Plat	_____ Final PUD Plat

**1.6 Supplemental Information (General):\*\***

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
  - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
  - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

**1.7 Supplemental Information (per specific request):**

- \_\_\_\_\_ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- \_\_\_\_\_ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- ☒ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- ☒ Zoning Code Text Amendment: See Form "D"
- ☒ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- \_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

**\*\* The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.**

**Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the**



building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

### 1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: <u>RON ADAMS - PEARSON BROWN</u>	Name: <u>JOE MASCHKE - BSB DESIGN</u>
Professional: <u>CIVIL ENGINEER</u>	Professional: <u>PLANNER</u>
Address: <u>1850 WINCHESTER 205</u> <u>LIBERTYVILLE, IL</u>	Address: <u>1540 E. DUNDEE RD. 310</u> <u>PALATINE, IL</u>
Telephone: <u>847-367-6707</u>	Telephone: <u>847-702-2200</u>
E-mail: <u>RA@PEARSONBROWN.COM</u>	E-mail: <u>JMASCHKE@BSBDESIGN</u>

Name: <u>LWAY ABOONA - KLOA</u>	Name: _____
Professional: <u>TRAFFIC ENGINEER</u>	Professional: _____
Address: <u>9575 HIGGINS ROAD 400</u>	Address: _____
Telephone: <u>847.518-9990</u>	Telephone: _____
E-mail: <u>LABOONA@KLOAINK.COM</u>	E-mail: _____

### 1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: \_\_\_\_\_ No: X

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

**1.10 Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

**2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).**

<u>X</u>	Fully completed Application with applicable supplementary information	
<u>X</u>	Non-refundable Filing Fee.	Amount: \$ <u>100.</u>
<u>X</u>	Planning Filing Fees.	Amount: \$ <u>1,000.</u>
<u>X</u>	Minimum Professional Fee/deposit Escrow.	Amount \$ <u>5,000.</u>

**3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

**3.1** The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

**3.2** The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

ASSET VENTURES FUND I, LTD  
Name of Owner

\_\_\_\_\_  
Name of Applicant

[Signature] 2.1.17  
Signature of Owner Date  
Ross Allen

\_\_\_\_\_  
Signature of Applicant Date



**Village of Long Grove  
Plan Commission Zoning Board of Appeals  
Supplemental Application Information  
(Zoning Map Amendment)**

**FORM "C"**

**In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Zoning Map Amendment (rezoning).**

**Applications for a Zoning Map Amendment (rezoning).** In addition to the information required in the General Zoning Application, every Application for a **Zoning Map Amendment** shall provide at least the following:

- (a) The existing uses and zoning classification for properties in the vicinity of the lot.

Office, residential, and open space are existing uses of adjacent Parcels.

R1, R2, OS-P, OS-N, FP, and R-2PUD (Glenstone) are adjacent Zoning Classifications

- (b) The trend of development in the vicinity of the lot, including changes, if any, in such trend since the lot was placed in its present plan designation or zoning classification.

There has been little development in the area. Glenstone to the west was residentially platted in 1993-98. Lake County Forest Preserve has acquired 82.2 acres in 2008 from CF Industries.

- (c) The extent, if any, to which the value of the lot is diminished by the existing plan designation or zoning classification applicable to it.

The property has been vacant for over 8 years. There has been little interest by suitable users in its current state.

- (d) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

The building is currently vacant and has had trespassers and vandals.



- (e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

None. Our request is in keeping with the neighboring uses.

- (f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

None

- (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

None.

- (h) The suitability of the lot for uses permitted or permissible under its present plan designation and zoning classification.

Residential is not a permitted use with the O Zoning Classification

- (i) The availability of adequate ingress to and egress from the lot and the extent to which traffic conditions in the immediate vicinity of the lot would be affected by the proposed amendment.

Access is off of Rte 22 and will not adversely impact surrounding roadways as found in the Traffic Study included with the 02-02-17 submittal

- (j) The availability of adequate utilities and essential public services to the lot to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Services are adequate as defined in 02-02-17 Submittal.

- (k) The length of time, if any, that the lot has been vacant, considered in the context of the pace of development in the vicinity of the lot.

The facility has been vacant for over 8 years.

- (l) The community need for the proposed map amendment and for the uses and development it would allow.

The Long Grove Comprehensive Plan Update – Community Assessment Report *DRAFT* defines the community need for a more diverse range of housing options to aid in ‘Balancing a Community of Long-Time Residents & New Families’. Our proposal identifies the need for ‘age-in’place’ housing that would allow residents to stay in Long Grove to near their community, friends, and churches, as their children move on – without the burden of large properties to maintain, yet with a neighborhood with 60% open space with wildlife, walking trails, and parks.

**Fee Schedule for Zoning Map Amendments (Per 12-12-2 Village Code).**

1. Filing fee	\$ 100.00
2. Planning fee:	
(a) Map amendment: 20 acres or less, per acre	\$ 50.00
(b) Map amendment: 20.01 or more acres	
(1) Per acre	\$ 5.00
(2) And	\$ 1,000.00
(c) Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	\$ 5,000.00**

**\*\* PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE \$5,000.00  
MINIMUM DEPOSIT LEVEL.**

# 1 SALEM LAKE DRIVE

## LEGAL DESCRIPTION

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### ALTA/ASCM Land Title Survey

of

those parts of the east 1/2 of Section 23 and of the southwest 1/4 of Section 24, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Kildeer and Village of Long Grove, Lake County, Illinois, described as follows:

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.

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#### Parcel 1

that part of the northeast 1/4 of Section 23, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Kildeer and Village of Long Grove, Lake County, Illinois, described as follows: beginning at the northeast corner of the west 824.50 feet of the northwest 1/4 of the northeast 1/4 of Section 23; thence south along the east line of said west 824.50 feet of the northwest 1/4 of the northeast 1/4 of Section 23, on an assumed bearing of south 0 degrees 14 minutes 02 seconds east (deed), 544.13 feet (deed); thence south 14 degrees 39 minutes 08 seconds east (deed), 191.46 feet (deed) to a point 211.51 feet left of station 660+00 along Federal Aid Route 61 transit line, as said transit line is shown on the Plat of Survey of Federal Route 61 recorded as Document No. 1508620 on June 22, 1971; thence continuing south 14 degrees 39 minutes 08 seconds east (deed), 169.48 feet (deed) to the point of intersection with the west line of the east 409.80 feet of aforesaid northwest 1/4 of the northeast 1/4 of Section 23; thence south 0 degrees 21 minutes 05 seconds east (deed), 548.09 feet (deed) along said west line of the east 409.80 feet of the northwest 1/4 of the northeast 1/4 of Section 23; thence south 52 degrees 28 minutes 02 seconds east (deed), 431.26 feet (deed) to a point located 150.00 feet right of station 650+15.00 along aforesaid Federal Aid Route 61 transit line; thence north 88 degrees 26 minutes 17 seconds east (deed), 100.00 feet (deed) to a point 250.00 feet right of said transit line station 650+15.00; thence north 1 degree 33 minutes 43 seconds west (deed), 21.82 feet (deed) parallel with said transit line; thence north 52 degrees 28 minutes 02 seconds west (deed), 455.99 feet (deed); thence north 0 degrees 21 minutes 05 seconds west (deed), 80.00 feet (deed) to the southwest corner of the east 329.80 feet of aforesaid northwest 1/4 of the northeast 1/4 of Section 23; thence north 0 degrees 21 minutes 05 seconds west (deed), 439.01 feet (deed) along the west line of said east 329.80 feet of the northwest 1/4 of the northeast 1/4 of Section 23; thence north 14 degrees 39 minutes 08 seconds west (deed), 360.89 feet (deed) to a point on the east line of the west 904.50 feet of said northwest 1/4 of the northeast 1/4 of Section 23; thence north 0 degrees 14 minutes 02 seconds west (deed), 533.52 feet (deed) along said east line of the west 904.50 feet of the northwest 1/4 of the northeast 1/4 of Section 23 to the north line of said northwest 1/4 of the northeast 1/4 of Section 23; and thence north 89 degrees 53 minutes 01 seconds west (deed), 80.00 feet (deed), more or less along said north line of the northwest 1/4 of the northeast 1/4 of Section 23 to the point of beginning, except that part thereof lying within the Illinois Route 22 right-of-way recorded as Document No. 249462 on December 2, 1924

## Parcel 2

that part of the northeast 1/4 of Section 23, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows: beginning at the northeast corner of the west 1/2 of the southeast 1/4 of said northeast 1/4 of Section 23; thence on an assumed bearing of south 0 degrees 24 minutes 31 seconds east (deed) south 0 degrees 28 minutes 19 seconds east (measure), 1,321.89 feet (deed) 1,321.85 feet (measure), more or less, along the east line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23 to the southeast corner of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; thence north 89 degrees 50 minutes 37 seconds west (deed), 713.40 feet (deed) 713.21 feet (measure), more or less, along the south line of said northeast 1/4 of Section 23 to the point of intersection with a line 150.00 feet (deed and measure) east of and parallel with the transit line of Federal Aid Route 61, as said transit line is shown on the Plat of Survey of Federal Aid Route 61 recorded as Document No. 1508620 on June 22, 1971; thence north 1 degree 33 minutes 43 seconds west (deed), 940.29 feet (deed and measure), more or less, parallel with said transit line of Federal Aid Route 61 to a point 150.00 feet (deed and measure) right of station 650+15.00 along said Federal Aid Route 61 transit line; thence north 88 degrees 26 minutes 17 seconds east (deed), 100.00 feet (deed and measure) to a point 250.00 feet right of said transit line station 650+15.00; thence north 1 degree 33 minutes 43 seconds west (deed), 378.91 feet (deed) 378.95 feet (measure), more or less, parallel with said transit line to the point of intersection with the north line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; and thence south 89 degrees 51 minutes 48 seconds east (deed), 639.97 feet (deed) 639.69 feet (measure), more or less, along said north line of the west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23 to the point of beginning, except that part thereof described as follows: beginning at aforesaid northeast corner of the west 1/2 of the southeast 1/4 of said northeast 1/4 of Section 23; thence south 0 degrees 24 minutes 31 seconds east (deed) south 0 degrees 28 minutes 19 seconds east (measure), 1,321.89 feet (deed) 1,321.85 feet (measure), more or less, along said east line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23 to the southeast corner of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; thence north 89 degrees 54 minutes 17 seconds west along the south line of said northeast 1/4 of Section 23, 30.00 feet; thence north 52 degrees 22 minutes 26 seconds west 131.32 feet, more or less, to the point of intersection with the north line of the south 80.00 feet of said northeast 1/4 of Section 23; thence north 89 degrees 54 minutes 17 seconds west along said north line of the south 80.00 feet of the northeast 1/4 of Section 23, 132.03 feet; thence north 59 degrees 23 minutes 06 seconds west 412.87 feet, more or less, to a point on a line 250.00 feet east of and parallel with aforesaid transit line of Federal Aid Route 61, said point being 289.67 feet north of said south line of the northeast 1/4 of Section 23, as measured perpendicularly to said south line of the northeast 1/4 of Section 23; thence north 1 degree 33 minutes 43 seconds west (record) north 1 degree 37 minutes 18 seconds west (measure) along said line 250.00 feet east of and parallel with the transit line of Federal Aid Route 61, 1,032.43 feet, more or less, to the point of intersection with the north line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; and thence south 89 degrees 51 minutes 48 seconds east (deed) south 89 degrees 55 minutes 05 seconds east (measure) along said north line of the west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23, 639.69 feet, more or less, to the point of beginning



### Parcel 3

the west 1/2 of the southwest 1/4 of Section 24 and that part of the east 1/2 of the southeast 1/4 of Section 23, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows; beginning at the northeast corner of said east 1/2 of the southeast 1/4 of said Section 23; thence west along the north line of said east 1/2 of the southeast 1/4 of Section 23, 50 rods (825.00 feet); thence south parallel with the east line of said east 1/2 of the southeast 1/4 of Section 23, 79 rods (1,303.50 feet); thence east parallel with said north line of the east 1/2 of Section 23, 40 rods (660.00 feet); thence south parallel with said east line of the east 1/2 of the southeast 1/4 of Section 23, 81 rods (1,336.50 feet), more or less, to the south line of said east 1/2 of the southeast 1/4 of Section 23; thence east along said south line of the east 1/2 of the southeast 1/4 of Section 23, 10 rods (165.00 feet), more or less, to the southeast corner of said east 1/2 of the southeast 1/4 of Section 23; and thence north along aforesaid east line of the east 1/2 of the southeast 1/4 of Section 23, 160 rods (2,640.00 feet), more or less, to the point of beginning, except that part thereof lying within the ecological preserve as described in the agreement recorded as Document No. 1665544 on May 29, 1974, and except that part lying within the following described tract which includes said ecological preserve: that part of the southeast 1/4 of Section 23 and the west 1/2 of the southwest 1/4 of Section 24, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows: beginning at the northwest corner of said west 1/2 of the southwest 1/4 of Section 24 being the northeast corner of said southeast 1/4 of Section 23; thence on an assumed bearing of north 89 degrees 54 minutes 17 seconds west along the north line of said southeast 1/4 of Section 23, 346.69 feet (deed and measure) to the northwest corner of the ecological preserve as described in the agreement recorded as Document No. 1665544 on May 29, 1974; thence south 0 degrees 04 minutes 09 seconds east (deed) south 0 degrees 18 minutes 31 seconds west (measure) along the west line of said ecological preserve 250.00 feet (deed and measure) to an angle point; thence south 30 degrees 04 minutes 09 seconds east (deed) south 29 degrees 41 minutes 29 seconds east (measure) along the southwest line of said ecological preserve 1,462.91 feet (deed) 1,462.99 feet (measure) to the southwest corner of said ecological preserve; thence south 59 degrees 56 minutes 51 seconds west (deed) south 60 degrees 18 minutes 31 seconds west (measure) perpendicular to the last described line 450.00 feet (deed and measure); thence south 89 degrees 59 minutes 04 seconds west perpendicular to the east line of said southeast 1/4 of Section 23, 150.24 feet, more or less, to the point of intersection with the west line of the east 165.00 feet of said southeast 1/4 of Section 23; thence south 0 degrees 00 minutes 56 seconds east along said west line of the east 165.00 feet of the southeast 1/4 of Section 23, 897.44 feet, more or less, to the point of intersection with the south line of said southeast 1/4 of Section 23; thence south 89 degrees 50 minutes 00 seconds east along said south line of the southeast 1/4 of Section 23, 165.00 feet, more or less, to the southeast corner of said southeast 1/4 of Section 23 being the southwest corner of said west 1/2 of the southwest 1/4 of Section 24; thence south 89 degrees 49 minutes 31 seconds east along the south line of said west 1/2 of the southwest 1/4 of Section 24, 1,316.50 feet, more or less, to the southeast corner of said west 1/2 of the southwest 1/4 of Section 24; thence north 0 degrees 05 minutes 13 seconds west along the east line of said west 1/2 of the southwest 1/4 of Section 24, 2,648.88 feet, more or less, to the northeast corner of said west 1/2 of the southwest 1/4 of Section 24; and thence south 89 degrees 50 minutes 23 seconds west along the north line of said west 1/2 of the southwest 1/4 of Section 24, 1,313.19 feet, more or less, to the point of beginning and also except that part of said southeast 1/4 of Section 23, described as follows: beginning at aforesaid northwest corner of the ecological preserve; thence south 0 degrees 04 minutes 09 seconds east (deed) south 0 degrees 18 minutes 31 seconds west (measure) along aforesaid west line of the ecological preserve 250.00 feet (deed and measure) to aforesaid angle point; thence north 29 degrees 41 minutes 29 seconds west along aforesaid southwest line of the ecological preserve extended northwesterly 288.06 feet, more or less, to the point of intersection with the north line of said southeast 1/4 of Section 23; and thence south 89 degrees 54 minutes 17 seconds east along said north line of the southeast 1/4 of Section 23, 144.03 feet, more or less, to the point of beginning

#### Parcel 4

that part of the west 1/2 of the southeast 1/4 of the north east 1/4 of Section 23 Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows: beginning at the northeast corner of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; thence south 0 degrees 28 minutes 19 seconds east along the east line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23, 230.01 feet, more or less, to the point of intersection with the south line of the north 230.00 feet of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; thence north 89 degrees 55 minutes 05 seconds west along said south line of the north 230.00 feet of the west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23, 200.00 feet; thence north 77 degrees 54 minutes 08 seconds west 240.17 feet, more or less, to a point on the south line of the north 180.00 feet of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; thence north 89 degrees 55 minutes 05 seconds west along said south line of the north 180.00 feet of the west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23, 201.65 feet, more or less, to a point on a line 250.00 feet east of and parallel with the transit line of Federal Aid Route 61, as said transit line is shown on the Plat of Survey of Federal Aid Route 61 recorded as Document No. 1508620 on June 22, 1971; thence north 1 degree 37 minutes 18 seconds west along said line 250.00 feet east of and parallel with the transit line of Federal Aid Route 61, 180.08 feet, more or less, to the point of intersection with the north line of said west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23; and thence south 89 degrees 55 minutes 05 seconds east along said north line of the west 1/2 of the southeast 1/4 of the northeast 1/4 of Section 23, 639.69 feet, more or less, to the point of beginning

#### Parcel 5

that part of the west 1/2 of the southwest 1/4 of Section 24, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows: commencing at the northwest corner of the ecological preserve as described in the agreement recorded as Document No. 1665544 on May 29, 1974; thence south 0 degrees 04 minutes 09 seconds east (deed) south 0 degrees 18 minutes 31 seconds west (measure) along aforesaid west line of the ecological preserve 250.00 feet (deed and measure) to aforesaid angle point; thence south 30 degrees 04 minutes 09 seconds east (deed) south 29 degrees 41 minutes 29 seconds east (measure) along aforesaid southwest line of the ecological preserve 964.19 feet for the point of beginning; thence continuing south 30 degrees 04 minutes 09 seconds east (deed) south 29 degrees 41 minutes 29 seconds east (measure) along said southwest line of the ecological preserve 498.80 feet, more or less, to aforesaid southwest corner of the ecological preserve; thence north 0 degrees 00 minutes 56 seconds west along a line parallel to the west line of aforesaid southwest 1/4 of Section 24, 112.66 feet; and thence north 37 degrees 36 minutes 43 seconds west 404.78 feet, more or less, to the point of beginning

#### Parcel 6

that part of the west 1/2 of the southwest 1/4 of Section 24 and the east 1/2 of the southeast 1/4 of Section 23, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Long Grove, Lake County, Illinois, described as follows: commencing at the northwest corner of the ecological preserve as described in the agreement recorded as Document No. 1665544 on May 29, 1974; thence south 0 degrees 04 minutes 09 seconds east (deed) south 0 degrees 18 minutes 31 seconds west (measure) along aforesaid west line of the ecological preserve 250.00 feet (deed and measure) to aforesaid angle point; thence south 30 degrees 04 minutes 09 seconds east (deed) south 29 degrees 41 minutes 29 seconds east (measure) along aforesaid southwest line of the ecological preserve 1,462.91 feet (deed) 1,462.99 feet (measure) to aforesaid southwest corner of the ecological preserve for the point of beginning; thence south 59 degrees 56 minutes 51 seconds west (deed) south 60 degrees 18 minutes 31 seconds east (measure) perpendicular to the last described line 450.00 feet (deed and measure); thence north 89 degrees 59 minutes 04 seconds east perpendicular to aforesaid west line of the southwest 1/4 of Section 24, 249.76 feet; thence north 59 degrees 59 minutes 04 seconds east along a straight line forming an angle to the right of 150 degrees 00 minutes 00 seconds with the last described line 163.06 feet, more or less, to the point of intersection with a line parallel with said west line of the southwest 1/4 of Section 24 which passes through aforesaid southwest corner of the ecological preserve being the point of beginning; and thence north 0 degrees 00 minutes 56 seconds west along said line parallel with the west line of the southwest 1/4 of Section 24, 141.26 feet, more or less, to the point of beginning

10. Soils Data/ Tree Survey; Conservancy soils & protected tree species  
**Preliminary Soils information from Lake County GIS is included. A Tree Survey and more detailed soil studies will be provided in future phases of the entitlement process.**
11. Bld. Elevations/Architecture; if changes are proposed or new construction anticipated (may require Architectural Commission Review) .  
**Typical elevations are included that depict the design concepts that we will pursue.**
12. Other information which supports your proposal at this location.  
**Additional Context, Open Space, and Trails Maps are included.**
13. Complete application per Village Code (W/filing fees -\$6,100) – land uses should be identified in the application as well.  
**Included – fees forthcoming.**
14. Property owners (not necessarily business owners or residents) w/in 250' must be notified of public hearing via certified mail not less than 15 nor more than 30 days prior to public hearing date (list of properties attached & PCZBA Meeting schedule attached).  
**Attached as an addendum to the 02-02-17 Submittal**

Please review the Village Code requirements as applicable to ensure completeness of the application. Village Code is available on-line a [www.longgrove.net](http://www.longgrove.net)



## **HERON CREEK RESERVE**

### **Village of Long Grove, Illinois**

#### **TEAM:**

**Owner:** Asset Ventures Fund I, Ltd.  
Contact: Ross Allen  
512-998-8100

**Planning/Architecture:** BSB Design  
Contact: Joe Maschek  
847-776-3272

**Civil Engineering:** Pearson Brown, Inc.  
Contact: Ron Adams  
847-367-6707

**Traffic Engineer:** KLOA, Inc.  
Contact: Luay Aboona  
847-518-9990





## Heron Creek Reserve

### Neighborhood Description

The Heron Creek Reserve site is a 36.9 acres on the western shore of Salem Lake between Ela and Cuba Roads and west of Old McHenry Road, adjacent to the Lake County Heron Creek Forest Preserve. The former CF Industry Headquarters building occupies the site and has been vacant since 2008. The site is currently Zoned O Office (14.9 acres) and R-1 Residential (22 acres).

#### HISTORY

CF Industries built the facility in 2 phases beginning in 1975 and 1981 for their corporate headquarters. There was plans for an additional 100,000 square feet that was never executed. In 2008, CF Industries sold the site and moved their headquarters to Deerfield, IL.

Asset Ventures, A Texas based investment firm, purchased 1 Salem Lake in November 2011. The initial intent of the acquisition was to acquire a long-term lease from the State of Illinois that would utilize the existing improvements of the 36.9 acre campus. After working with the State of Illinois for more than a year, Asset Ventures determined that it was best to abandon the process with the State.

Subsequently, the site was professionally marketed and advertised for sale or lease. This approach currently remains in effect. Over the last 5 years, Asset Ventures has received a reasonable level of interest from a wide variety of potential users. Interest has been from Call Centers, the local School District, several senior housing developers, corporate headquarters, Tech start-ups, Churches, nonprofit Educational Facilities, and Laboratory Facilities. The overwhelming reason that all these users chose to seek opportunities elsewhere was due to the high cost of bringing the building up to current-day standards of functionality.

In 2008 CF Industries sold an 82.2 acre portion of the site to the Lake County Forest Preserve District. The portion sold includes 32 acres of Salem Lake and 50 acres along the north side of Cuba Road between Nottingham and Driftwood Drives. This area is now a part of the Lake County's Heron Creek Forest Preserve, connected to the north park by a narrow ribbon along the west edge of Salem Lake.

## Neighborhood Data:

### SITE INFORMATION

Gross Area	36.9 ac	
Net Area	35.2 ac	
Units Proposed	65	
Dwelling Units per Acre-NET	1.8	
Common Conservancy Area	22.8 ac	65%
Wetland (50% of total)	1.7 acres	
Detention	2.6 acres	
Landscape Buffer	5.8 acres	
Useable Common Open Space	12.7 acres	
<b>Est. Impervious coverage</b>	7.2 ac	19.5%
Roadways	2.6 ac	
Footprint/Patio/Drives	4.2 ac	
Pathways	.4 ac	

### LOT STANDARDS

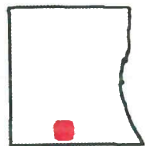
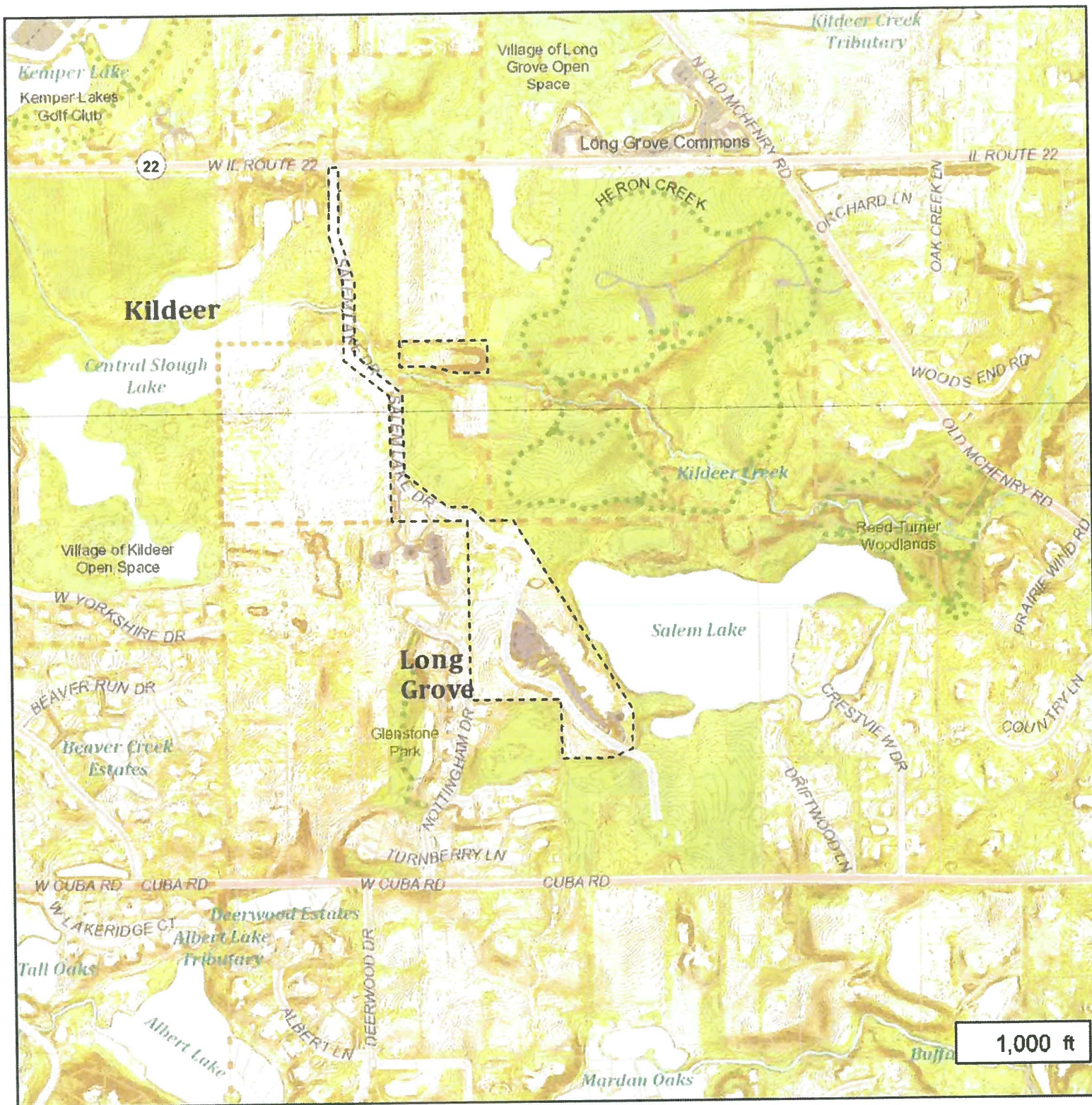
Building Height	35'
Minimum PUD Lot Area	5,800 sf
Useable Common Open Space per Lot	<u>8,510 sf</u>
Lot Area + Useable Common OpenSpace	*14,510 sf
Min. Front Yard Setback	20'
Min. Rear Yard (to open space)	15'
Min. Rear to Rear Home Separation	55'
Building Side Separation	16.0'
Min. Rear to Side Home Separation	40'
Side to Private Drive	18'
Building to Property - Abutting OS Dist.	50'
Building to Property - Abutting R Dist.	80'
Parking Required	4 per unit
Additional Guest Spaces	TBD
Drive width	22'

## Comparison Data – Existing and Proposed

<b><u>SITE INFORMATION</u></b>	<b>proposed P.U.D.</b>	<b>Existing Condition</b>	<b>By Right Zoning O</b>	<b>By Right Zoning R-1</b>	<b>By Right Total</b>
<b>Site Area</b>	36.9 acres	36.9 acres	14.9 acres	22 acres	36.9 ac
<b>Units</b>	65 Homes	150,000 sf office	260,300 sf Office	7 Homes	
<b>Impervious coverage</b>	7.2 ac - 19.5%	6.5 ac - 18%	6 acres - 40%	8.8 ac - 40%	14.8 ac
<b>Open Space Required</b>	22.8 ac or 62%	14.8 ac or 40%	8.9 ac or 60%	13.2 ac	22.1
~Detention	2.6 acres	<i>None provided</i>	TBD	TBD	TBD
~East Side Buffer (Salem Lk)	75'	20'	75'	50'	
~Buffer from R-1 Zoning	80'	NA	75'	50'	
<b>Max Gross Floor Area</b>	<b>12%</b>	<b>10%</b>	<b>40%</b>	<b>40%</b>	<b>40%</b>



# Ground Elevations



Lake County  
Geographic Information System

Lake County  
Department of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 7/12/2016



- Tax Parcels
- Municipalities
- Forest Preserves
- Trails
- Minor Contour
- Major Contour
- Property boundary

## Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.









Elevation 1



Elevation 2

Plan - 1934 SQFT



Elevation 1



Elevation 2

Plan - 2071 SQFT



Elevation 1



Elevation 2

Plan - 2224 SQFT

## TYPICAL ELEVATIONS

Asset Ventures  
Fund, LTD.

[bsbdesign.com](http://bsbdesign.com)

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.)

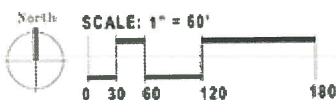
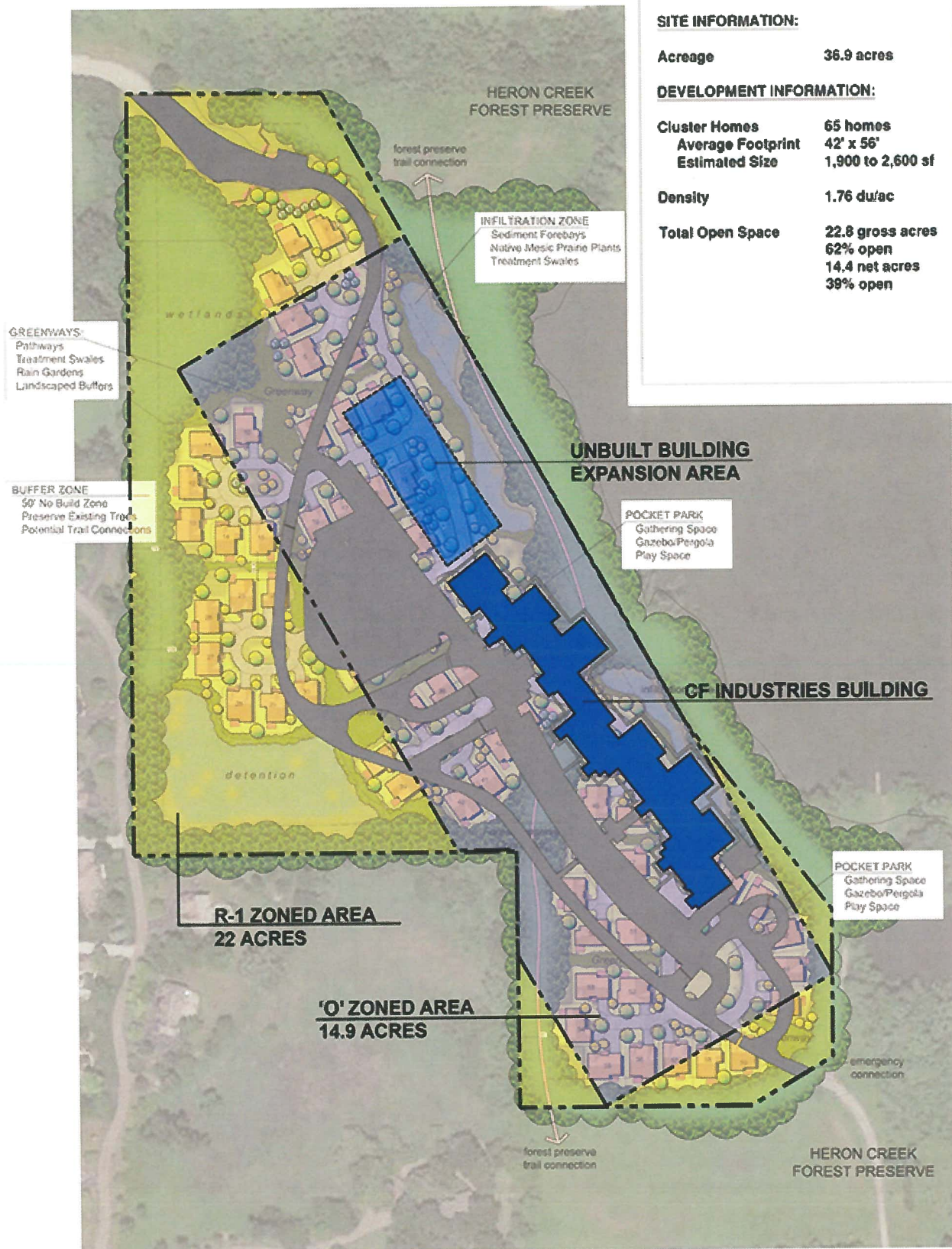
Heron Creek Reserve  
Long Grove, Illinois

Date: January 24, 2017

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## EXISTING USE OVERLAY

**Asset Ventures  
Fund, LTD.**

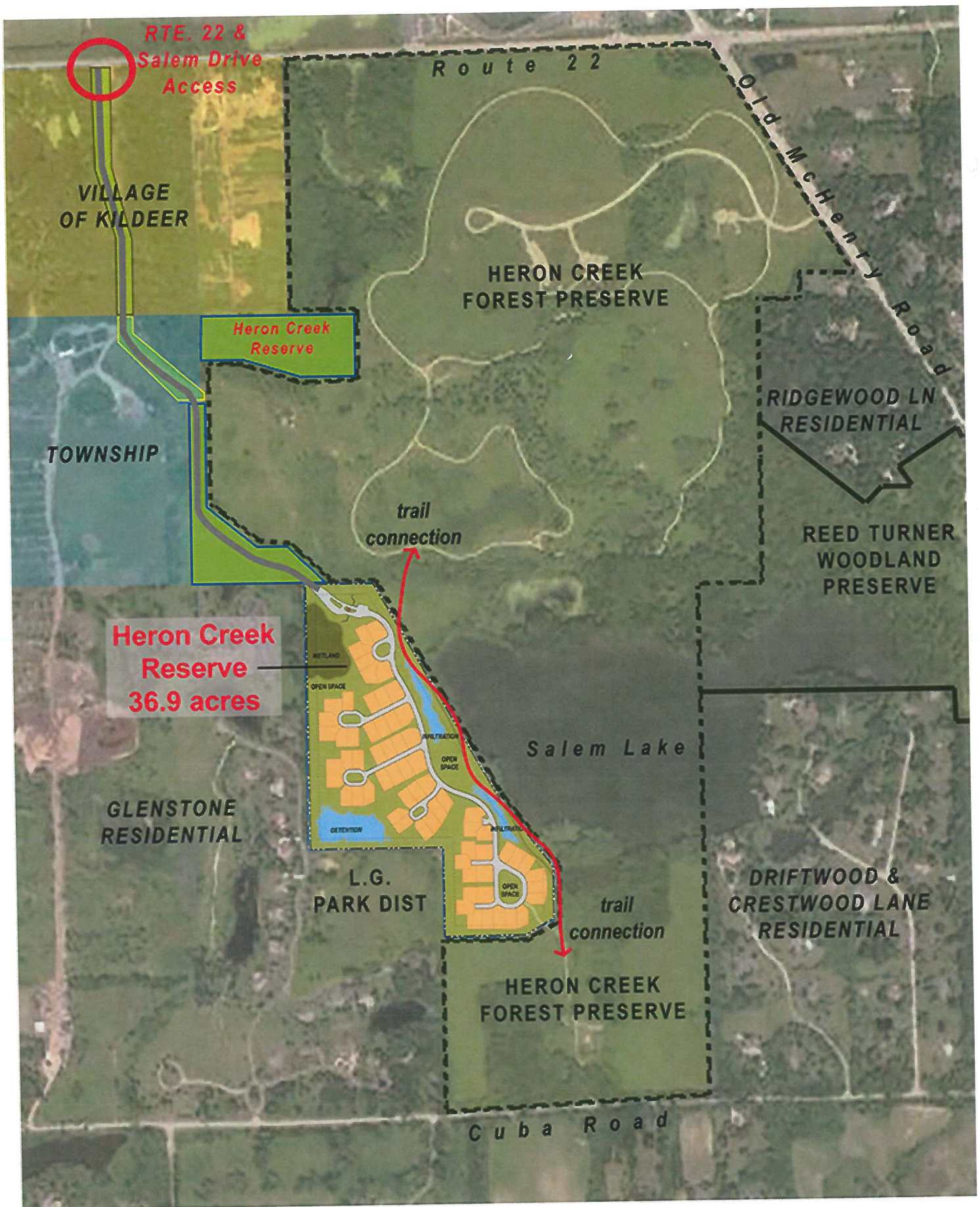
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., engineering, utility, structural, and MEP design requirements, and plan/section changes, etc.).

**Heron Creek Reserve**  
Long Grove, Illinois

Date: January 24, 2017  
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## CONTEXT MAP

**Asset Ventures  
Fund, LTD.**

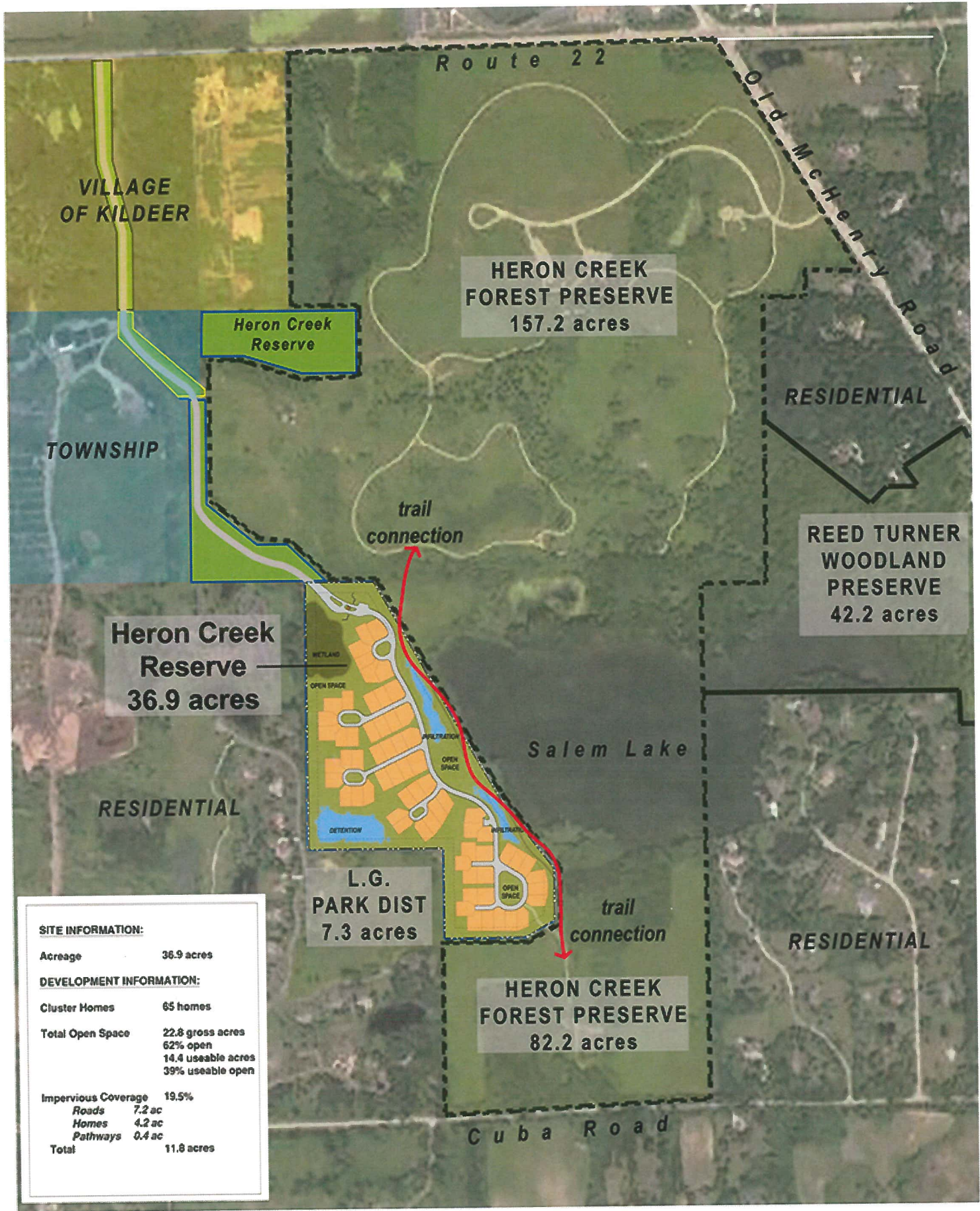
The drawings presented are a reflection of the site and design intent only, and are subject to change based upon final design considerations (i.e., topographic, utility, structural, and MEP design requirements, and final design changes, etc.)

**Heron Creek Reserve**  
Long Grove, Illinois

Date: January 24, 2017  
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#### SITE INFORMATION:

Acreage 36.9 acres

#### DEVELOPMENT INFORMATION:

Cluster Homes 65 homes

Total Open Space 22.8 gross acres  
62% open  
14.4 useable acres  
39% useable open

Impervious Coverage 19.5%

Roads 7.2 ac

Homes 4.2 ac

Pathways 0.4 ac

Total 11.8 acres



## OPEN SPACE MAP

Asset Ventures  
Fund, LTD.

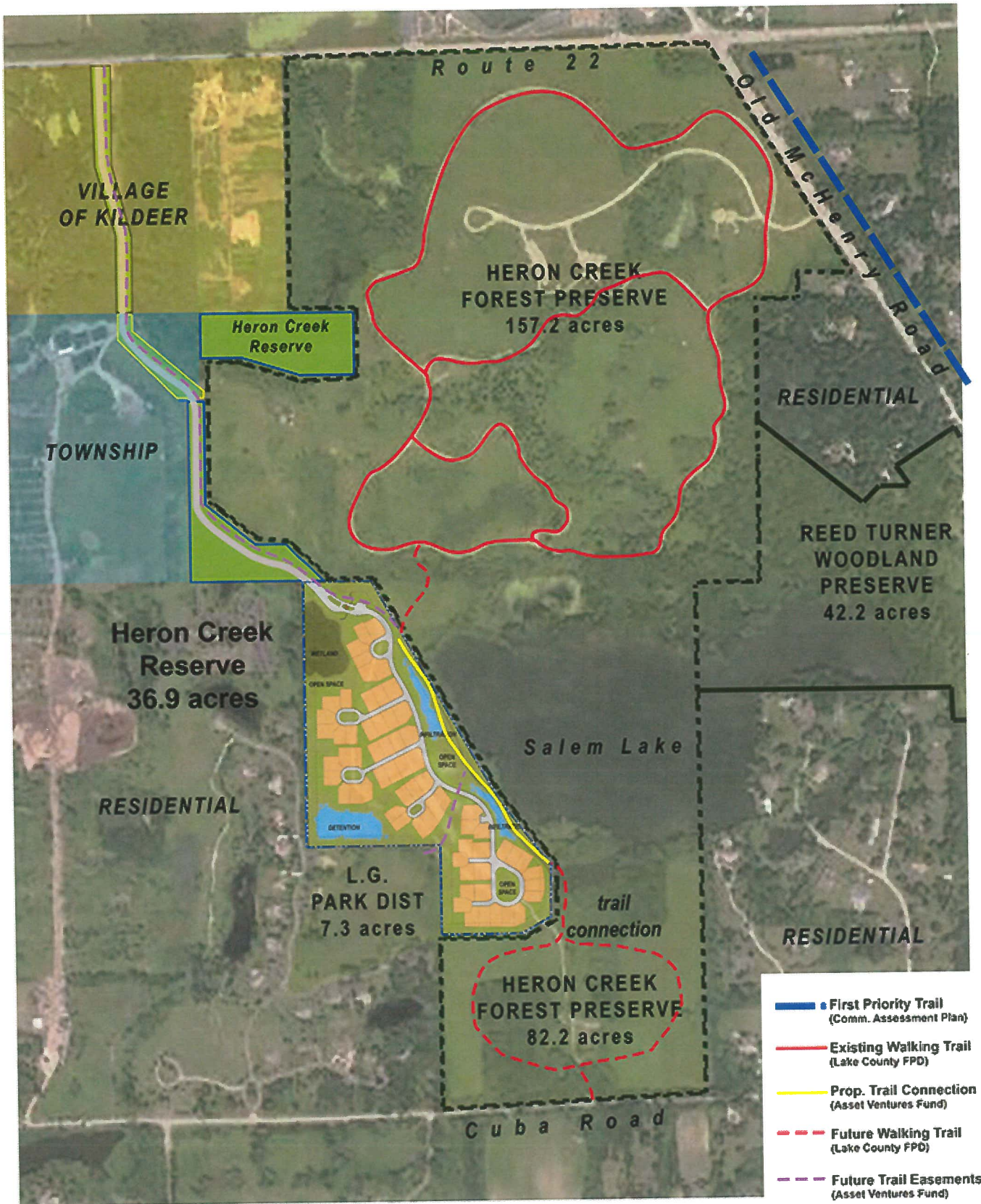
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural and MEP design requirements, and plan / floor plan changes, etc.)

Heron Creek Reserve  
Long Grove, Illinois

Date: January 24, 2017  
© 2017 BSB Design, Inc.







## REGIONAL TRAIL MAP

Heron Creek Reserve  
Long Grove, Illinois



BSB  
DESIGN

Asset Ventures  
Fund, LTD.

The design presented is indicative of character and design intent only and is subject to change based on final design requirements. A final design, including, but not limited to, site plan, landscape architecture, and civil engineering, will be required for construction.

Date: January 24, 2017

MEMORANDUM TO: Robert Ruggio  
Cadence Development

FROM: Nicholas J. Butler  
Consultant

Luay R. Aboona, PE  
Principal

DATE: January 27, 2017

SUBJECT: Summary Traffic Evaluation  
Proposed Residential Development  
Long Grove, Illinois

This memorandum summarizes the results of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development in Long Grove, Illinois. The site, which is currently occupied by a vacant building, is located on the east side of Salem Lake Drive approximately three-quarters of a mile south of IL 22 and is bounded by the Heron Creek Forest Preserve to the north, Oak Island Estates to the east, and Landmark Corporate Center, Glenstone Subdivision, and McGinty Bro's Inc. Lawn and Tree Care to the west. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The proposed development plan calls for 65 single-family homes. Access to the site will be provided via Salem Lake Drive and its unsignalized intersection with IL 22.

## Existing Roadways

The roadway system serving the site includes the following:

*IL 22* is an east-west arterial roadway that in the vicinity of the site provides one lane in each direction. At its unsignalized intersection with Salem Lake Drive, IL 22 provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. IL 22 is signalized at its intersection with Old McHenry Road approximately two-thirds of a mile to the east and at its intersection with Corporate Drive approximately two-thirds of a mile to the west. IL 22 is under the jurisdiction of the Illinois Department of Transportation (IDOT), is designated as a Strategic Regional Arterial (SRA) route by IDOT, and carries an Annual Average Daily Traffic (AADT) volume of 14,800 vehicles west of Old McHenry. IL 22 has a posted speed limit of 50 miles per hour.





Figure 1

Site Location



**Figure 2**

**Aerial View of Site Location**



*Salem Lake Drive* is a north-south private roadway that provides one lane in each direction and provides access to the Landmark Corporate Center and McGinty Bro's Inc. Lawn and Tree Care. At its unsignalized intersection with IL 22, Salem Lake Drive provides an exclusive left-turn lane and an exclusive right-turn lane under stop sign control. Salem Lake Drive has a posted speed limit of 25 miles per hour.

## **IL 22 Proposed Roadway Improvements**

IL 22 between Quentin Road and IL 83 is included in IDOT's Fiscal Year (FY) 2016-2021 Proposed Highway Improvement Program and is currently in Phase II of the project. The proposed improvements include the widening of IL 22 to provide two lanes in each direction separated by a landscaped or two-way left-turn lane median and will include intersection improvements along the corridor, specifically at the intersection of IL 22 with Salem Lake Drive. The intersection of IL 22 with Salem Lake Drive, as proposed, will provide two exclusive through lanes and an exclusive left-turn lane (with U-turn bump out) on the eastbound approach, an exclusive left-turn lane and two exclusive through lanes on the westbound approach, and the northbound approach will continue to provide an exclusive left-turn lane and an exclusive right-turn lane.

## **Existing Traffic Volumes**

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, June 21, 2016 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersection of IL 22 with Salem Lake Drive. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. **Figure 3** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



Table 2  
TRIP GENERATION COMPARISON

Land -Use Code	Type/Quantity	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Traffic
		In	Out	Total	In	Out	Total	Total
210	Single-Family Detached (65 units)	14	41	55	45	26	71	708
710	General Office (150,000 s.f.)	<u>233</u>	<u>32</u>	<u>265</u>	<u>42</u>	<u>205</u>	<u>247</u>	<u>1,788</u>
<b>Difference:</b>		<b>-219</b>	<b>+9</b>	<b>-210</b>	<b>+3</b>	<b>-179</b>	<b>-176</b>	<b>-1,080</b>

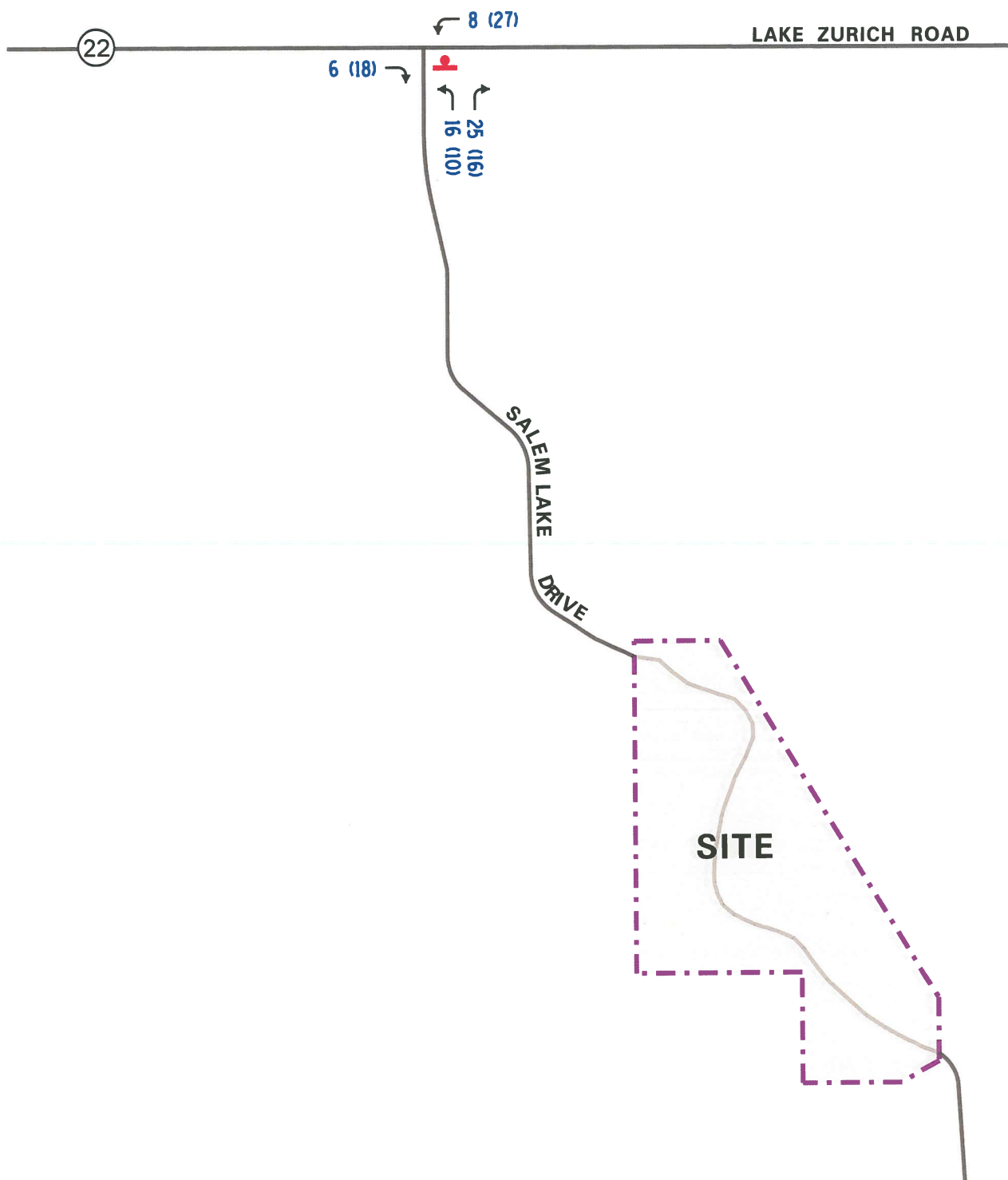
### Total Projected Traffic Volumes

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which development-generated traffic will approach and depart the proposed development were estimated based on existing travel patterns, as determined from the traffic counts, to be 40 percent traveling to and from the west on IL 22 and 60 percent traveling to and from the east on IL 22. The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system accordingly and are illustrated in **Figure 4**.

The existing traffic volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area. Based on the Chicago Metropolitan Agency for Planning (CMAP) an increase of one and four-tenths percent per year over seven years (buildout year plus six years) for a total of nine and eight-tenths percent was applied to the existing traffic volumes to obtain projected Year 2023 traffic volumes. The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2023 total projected traffic volumes that are shown in **Figure 5**.



NOT TO SCALE



PROJECT:  
Proposed Residential  
Development  
Long Grove, Illinois

TITLE:  
Estimated Site Traffic Assignment

**KLOA**  
Job No: 17-025

Figure: 4

Table 3  
LEVEL OF SERVICE AND DELAY – IL 22 WITH SALEM LAKE DRIVE

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Existing Conditions</b>				
• Westbound Left Turn	A	9.5	A	9.7
• Northbound Approach	C	16.2	D	25.9
<b>Projected Conditions</b>				
• Westbound Left Turn	A	9.9	B	10.3
• Northbound Approach	D	27.0	E	44.1
<b>Projected Conditions with Roadway Improvements</b>				
• Westbound Left Turn	A	10.0	B	10.3
• Northbound Approach	B	14.2	C	16.0
LOS = Level of Service Delay is measured in seconds.				

The results of the capacity analysis for the intersection of IL 22 with Salem Lake Drive indicate that the northbound approach currently operates at LOS C during the weekday morning peak hour and at LOS D during the weekday evening peak hour. Under Year 2023 total projected conditions, the northbound approach is projected to operate at LOS D during the weekday morning peak hour and LOS E during the weekday evening peak hour.

It should be noted that a westbound left-turn lane is warranted under existing conditions. However, IDOT's proposed widening of IL 22 includes the provision of a left-turn lane at this intersection. When Year 2023 total projected traffic volumes are analyzed using existing roadway geometry, the westbound left-turn movements onto Salem Lake Drive are projected to continue operating at LOS A during the weekday morning peak hour and are projected to operate on the threshold between LOS A/B during the weekday evening peak hour with increases in delay of approximately one second or less over existing conditions. The 95<sup>th</sup> percentile queues for the left-turning movements are projected to be one to two vehicles, which are consistent with the queues experienced under existing conditions. These queues will have a limited impact on the through movements along IL 22 until they are mitigated with the completed construction of the IL 22 roadway improvements.

Assuming the IL 22 roadway improvements which include the provision of an exclusive westbound left-turn lane, the northbound approach is projected to operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour under Year 2023 total projected conditions. Furthermore, westbound left turns are projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with 95<sup>th</sup> percentile queues of one to two vehicles. As such, the proposed IL 22 roadway improvements will improve the LOS and delays experienced under existing conditions and will be adequate in accommodating the traffic projected to be generated by the proposed development.

## Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development is well-located with respect to the area roadway system.
- The proposed development is projected to generate a limited volume of traffic that will not have a significant impact on area roadways.
- The proposed residential development will generate significantly less traffic than a 150,000 square foot office space.
- Providing access off Lake Salem Drive via its intersection with IL 22 will be adequate in accommodating the development-generated traffic and will ensure that efficient access is provided.
- The queues and delays experienced by the westbound left-turn movements onto Salem Lake Drive will have a limited impact on the through traffic along IL 22 and will be adequately accommodated by the existing roadway network until the construction of the IL 22 roadway improvements.
- The IL 22 roadway improvements as proposed by IDOT will improve LOS and delays experienced under existing conditions and will be adequate in accommodating the traffic to be projected by the proposed development.



# Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Count Name: IL 22 and Salem Lake Drive  
Site Code:  
Start Date: 06/21/2016  
Page No: 1

Rosemont, Illinois, United States 60018  
(847)518-9990

## Turning Movement Data

Start Time	IL 22 Eastbound					IL 22 Westbound					Salem Lake Drive Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	199	2	0	201	0	5	116	0	121	0	3	6	0	9	331
7:15 AM	0	152	6	0	158	0	4	109	0	113	0	0	0	0	0	271
7:30 AM	0	185	0	0	185	0	5	161	0	166	0	0	2	0	2	353
7:45 AM	0	168	2	0	170	0	6	178	0	184	0	0	1	0	1	355
Hourly Total	0	704	10	0	714	0	20	564	0	584	0	3	9	0	12	1310
8:00 AM	0	163	2	0	165	0	1	132	0	133	0	0	2	0	2	300
8:15 AM	0	190	1	0	191	0	7	146	0	153	0	0	0	0	0	344
8:30 AM	0	186	3	0	189	0	6	149	0	155	0	0	2	0	2	346
8:45 AM	0	170	3	0	173	0	6	130	0	136	0	0	1	0	1	310
Hourly Total	0	709	9	0	718	0	20	557	0	577	0	0	5	0	5	1300
***BREAK***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	167	1	0	168	0	1	181	0	182	0	0	3	0	3	353
4:15 PM	0	145	0	0	145	0	0	216	0	216	0	0	5	0	5	366
4:30 PM	0	207	0	0	207	0	0	208	0	208	0	2	3	0	5	420
4:45 PM	0	165	0	0	165	0	0	195	0	195	0	1	3	0	4	364
Hourly Total	0	684	1	0	685	0	1	800	0	801	0	3	14	0	17	1503
5:00 PM	0	226	1	0	227	0	0	187	0	187	0	5	9	0	14	428
5:15 PM	0	169	0	0	169	0	0	219	0	219	0	3	4	0	7	395
5:30 PM	0	172	0	0	172	0	0	220	0	220	0	4	8	0	12	404
5:45 PM	0	143	0	0	143	0	0	223	0	223	0	0	1	0	1	367
Hourly Total	0	710	1	0	711	0	0	849	0	849	0	12	22	0	34	1594
Grand Total	0	2807	21	0	2828	0	41	2770	0	2811	0	18	50	0	68	5707
Approach %	0.0	99.3	0.7	-	-	0.0	1.5	98.5	-	-	0.0	26.5	73.5	-	-	-
Total %	0.0	49.2	0.4	-	49.6	0.0	0.7	48.5	-	49.3	0.0	0.3	0.9	-	1.2	-
Lights	0	2728	19	-	2747	0	37	2683	-	2720	0	15	39	-	54	5521
% Lights	-	97.2	90.5	-	97.1	-	90.2	96.9	-	96.8	-	83.3	78.0	-	79.4	96.7
Buses	0	6	0	-	6	0	0	4	-	4	0	0	0	-	0	10
% Buses	-	0.2	0.0	-	0.2	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	53	1	-	54	0	2	55	-	57	0	3	6	-	9	120
% Single-Unit Trucks	-	1.9	4.8	-	1.9	-	4.9	2.0	-	2.0	-	16.7	12.0	-	13.2	2.1
Articulated Trucks	0	20	1	-	21	0	2	28	-	30	0	0	5	-	5	56
% Articulated Trucks	-	0.7	4.8	-	0.7	-	4.9	1.0	-	1.1	-	0.0	10.0	-	7.4	1.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018  
(847)518-9990

Count Name: IL 22 and Salem Lake Drive  
Site Code:  
Start Date: 06/21/2016  
Page No: 3

## Turning Movement Peak Hour Data (7:30 AM)

	IL 22 Eastbound						IL 22 Westbound						Salem Lake Drive Northbound					
Start Time	U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
7:30 AM	0	185	0	0	185		0	5	161	0	166		0	0	2	0	2	353
7:45 AM	0	168	2	0	170		0	6	178	0	184		0	0	1	0	1	355
8:00 AM	0	163	2	0	165		0	1	132	0	133		0	0	2	0	2	300
8:15 AM	0	190	1	0	191		0	7	146	0	153		0	0	0	0	0	344
Total	0	706	5	0	711		0	19	617	0	636		0	0	5	0	5	1352
Approach %	0.0	99.3	0.7	-	-		0.0	3.0	97.0	-	-		0.0	0.0	100.0	-	-	-
Total %	0.0	52.2	0.4	-	52.6		0.0	1.4	45.6	-	47.0		0.0	0.0	0.4	-	0.4	-
PHF	0.000	0.929	0.625	-	0.931		0.000	0.679	0.867	-	0.864		0.000	0.000	0.625	-	0.625	0.952
Lights	0	675	5	-	680		0	17	587	-	604		0	0	2	-	2	1286
% Lights	-	95.6	100.0	-	95.6		-	89.5	95.1	-	95.0		-	-	40.0	-	40.0	95.1
Buses	0	3	0	-	3		0	0	4	-	4		0	0	0	-	0	7
% Buses	-	0.4	0.0	-	0.4		-	0.0	0.6	-	0.6		-	-	0.0	-	0.0	0.5
Single-Unit Trucks	0	16	0	-	16		0	1	18	-	19		0	0	1	-	1	36
% Single-Unit Trucks	-	2.3	0.0	-	2.3		-	5.3	2.9	-	3.0		-	-	20.0	-	20.0	2.7
Articulated Trucks	0	12	0	-	12		0	1	8	-	9		0	0	2	-	2	23
% Articulated Trucks	-	1.7	0.0	-	1.7		-	5.3	1.3	-	1.4		-	-	40.0	-	40.0	1.7
Bicycles on Road	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-		-	-	-	0	-		-	-	-	-	-	-
% Pedestrians	-	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018  
(847)518-9990

Count Name: IL 22 and Salem Lake Drive  
Site Code:  
Start Date: 06/21/2016  
Page No: 5

## Turning Movement Peak Hour Data (4:30 PM)

[illegible]

## Year 2040 CMAP Letter





## Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

312 454 0400  
www.cmap illinois gov

June 22, 2016

Nicholas J. Butler  
Consultant  
Kenig, Lindgren, O'Hara, and Aboona, Inc.  
9575 West Higgins Road  
Suite 400  
Rosemont, IL 60018

**Subject: IL 22 @ Old McHenry Road**  
IDOT

Dear Mr. Butler:

In response to a request made on your behalf and dated June 22, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

INTERSECTION	West Leg	North Leg	East Leg	South Leg
IL 22 @ Old McHenry Rd	24,000	14,000	29,000	8,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Fortmann (IDOT)  
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts\_CY16\LongGrove\la-26-16\la-26-16 docx

## Level of Service Criteria

## LEVEL OF SERVICE CRITERIA

### Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

### Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

# HCS 2010 Two-Way Stop-Control Report

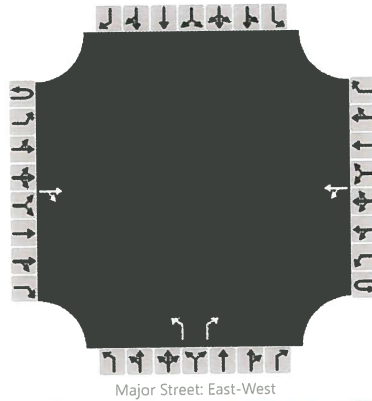
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2016
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Existing AM Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			716	5		19	622			0		5				
Percent Heavy Vehicles (%)						11				0		60				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage				Undivided												

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					20				0		5					
Capacity, c (veh/h)					813				142		328					
v/c Ratio					0.02				0.00		0.02					
95% Queue Length, Q <sub>95</sub> (veh)					0.1				0.0		0.0					
Control Delay (s/veh)					9.5				30.4		16.2					
Level of Service, LOS					A				D		C					
Approach Delay (s/veh)						0.6				16.2						
Approach LOS										C						

# HCS 2010 Two-Way Stop-Control Report

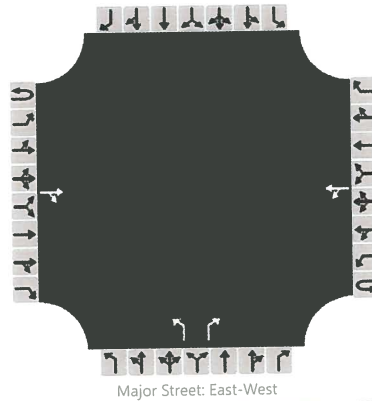
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2016
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Existing PM Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			770	1		0	814			11		19				
Percent Heavy Vehicles (%)						11				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage				Undivided												

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0				12		20				
Capacity, c (veh/h)						771				104		378				
v/c Ratio						0.00				0.11		0.05				
95% Queue Length, Q <sub>95</sub> (veh)						0.0				0.4		0.2				
Control Delay (s/veh)						9.7				43.9		15.1				
Level of Service, LOS						A				E		C				
Approach Delay (s/veh)						0.0				25.9						
Approach LOS										D						



# HCS 2010 Two-Way Stop-Control Report

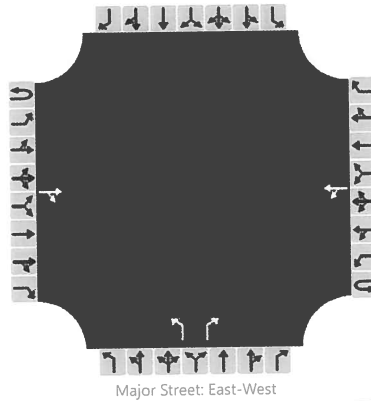
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Projected AM Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			794	11		27	742			16		30				
Percent Heavy Vehicles (%)						7				0		10				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage				Undivided												

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						28				17		32				
Capacity, c (veh/h)						769				102		352				
v/c Ratio						0.04				0.17		0.09				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				0.6		0.3				
Control Delay (s/veh)						9.9				47.4		16.2				
Level of Service, LOS						A				E		C				
Approach Delay (s/veh)						1.0				27.0						
Approach LOS										D						



# HCS 2010 Two-Way Stop-Control Report

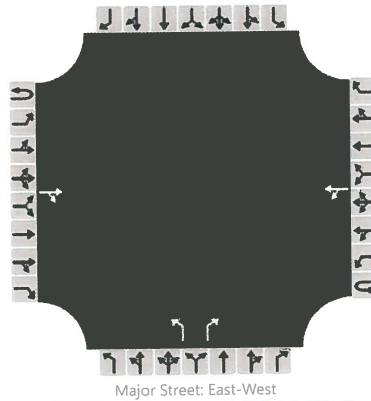
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Projected PM Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			906	19		27	906			21		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage				Undivided												

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				22		37				
Capacity, c (veh/h)						710				64		308				
v/c Ratio						0.04				0.34		0.12				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				1.3		0.4				
Control Delay (s/veh)						10.3				87.6		18.3				
Level of Service, LOS						B				F		C				
Approach Delay (s/veh)						1.2				44.1						
Approach LOS										E						

# HCS 2010 Two-Way Stop-Control Report

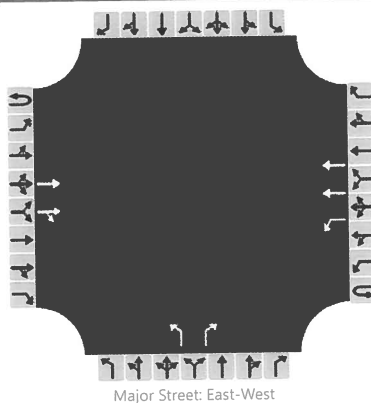
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	AM Improved Projected Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		1	0	1		0	0	0
Configuration			T	TR		L	T			L		R				
Volume, V (veh/h)			794	11		27	742			16		30				
Percent Heavy Vehicles (%)						7				0		10				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage				Left Only								1				

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					28				17		32					
Capacity, c (veh/h)					754				280		557					
v/c Ratio					0.04				0.06		0.06					
95% Queue Length, Q <sub>95</sub> (veh)					0.1				0.2		0.2					
Control Delay (s/veh)					10.0				18.7		11.9					
Level of Service, LOS					A				C		B					
Approach Delay (s/veh)					0.3				14.2							
Approach LOS									B							

# HCS 2010 Two-Way Stop-Control Report

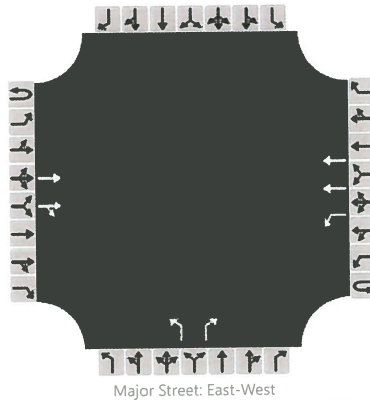
## General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/27/2017
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	PM Improved Projected Peak Hour

## Site Information

Intersection	IL 22 with Salem Lake
Jurisdiction	IDOT
East/West Street	IL 22
North/South Street	Salem Lake Drive
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		1	0	1		0	0	0
Configuration			T	TR		L	T			L		R				
Volume, V (veh/h)			906	19		27	906			21		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No			No				No				No		
Median Type/Storage						Left Only						1				

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				22		37				
Capacity, c (veh/h)						710				232		528				
v/c Ratio						0.04				0.09		0.07				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				0.3		0.2				
Control Delay (s/veh)						10.3				22.1		12.3				
Level of Service, LOS						B				C		B				
Approach Delay (s/veh)						0.3				16.0						
Approach LOS										C						



those parts of the east  $1/2$  of Section 23 and of the southwest  $1/4$  of Section 24, Township 43 North, Range 10 East of the 3rd Principal Meridian, Village of Kildeer and Village of Long Grove, Lake County, Illinois, described as follows:

Copyright 2015, (the County Land Survey Company, of rights reserved

[illegible][illegible][illegible][illegible]

In behalf of Lane County Land Survey Company, Inc., we as State Professional Land Surveyors do hereby certify that the plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards (MSS) Requirements for ALTA/ACSM Land Use Surveys, jointly established and adopted by the American Land Title Association and by the National Society of Professional Surveyors, and include them here. 3 and Title of Table A thereof.

10.1111/j.1469-7610.2012.02582.x

By Frank J. Ketter  
an Idaho Professional Land Surveyor No. 5312  
License expiration date: November 30, 2012



(2) The apparent lack of the respiratory findings and the accompanying loss of the respiratory 102- and 104-peak trisubstituted benzene ions could have been caused by the Federal Emergency Management Agency (FEMA) Street Sweeper Unit (SSU) [FEMA (1993) 10222, 10223, 10224, 10225, 10226, 10227, 10228, 10229, 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237 and 10238]. Street Sweeper Unit may [FEMA] (see [FEMA] 10232-10238) (1993), effective September 2, 1993).

120  
CF Industries, Inc.  
Suite 400  
4 Parkway North  
Overhill, Nevada, 89015

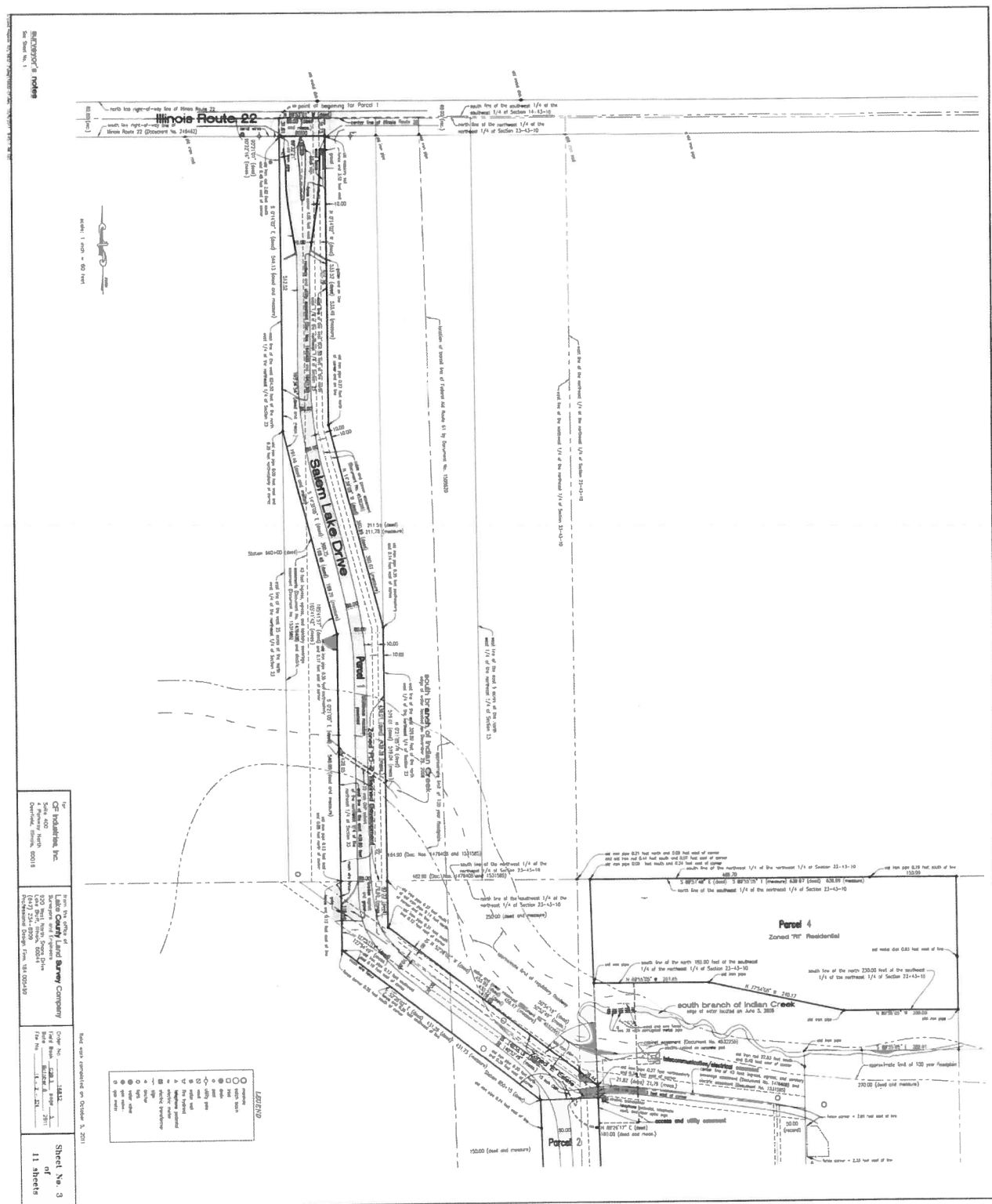
from the Office of  
**State Land Survey Company**  
Surveyors and Engineers  
920 West Ninth Street  
Las Vegas, NV 89104  
(405) 234-8900

Order No. \_\_\_\_\_ 15432  
Firm Book \_\_\_\_\_  
Drawing No. \_\_\_\_\_ 201  
File No. \_\_\_\_\_ 11-7-281

Sheet No. 1  
of  
11 sheets

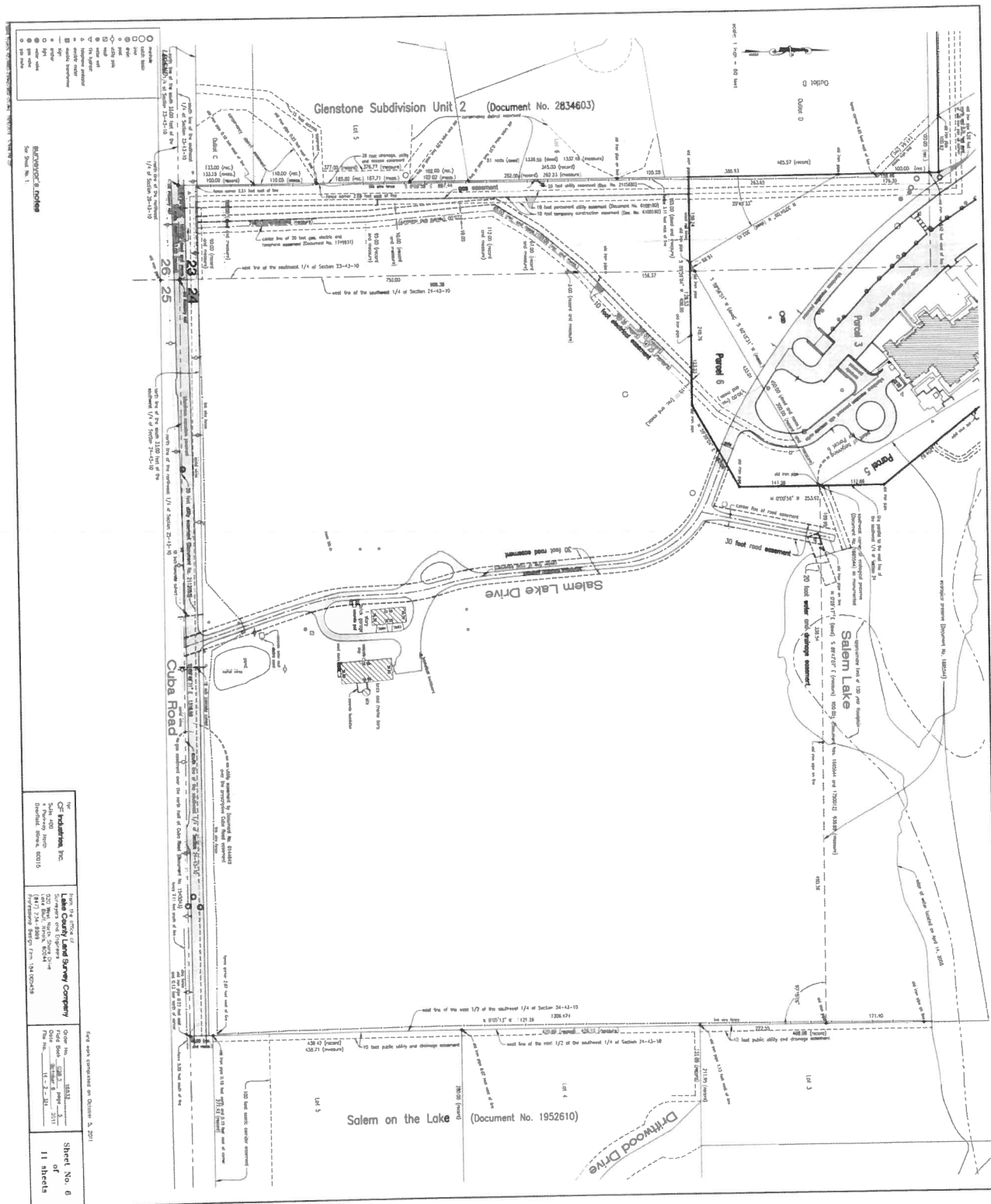
Field work completed on October 5, 201













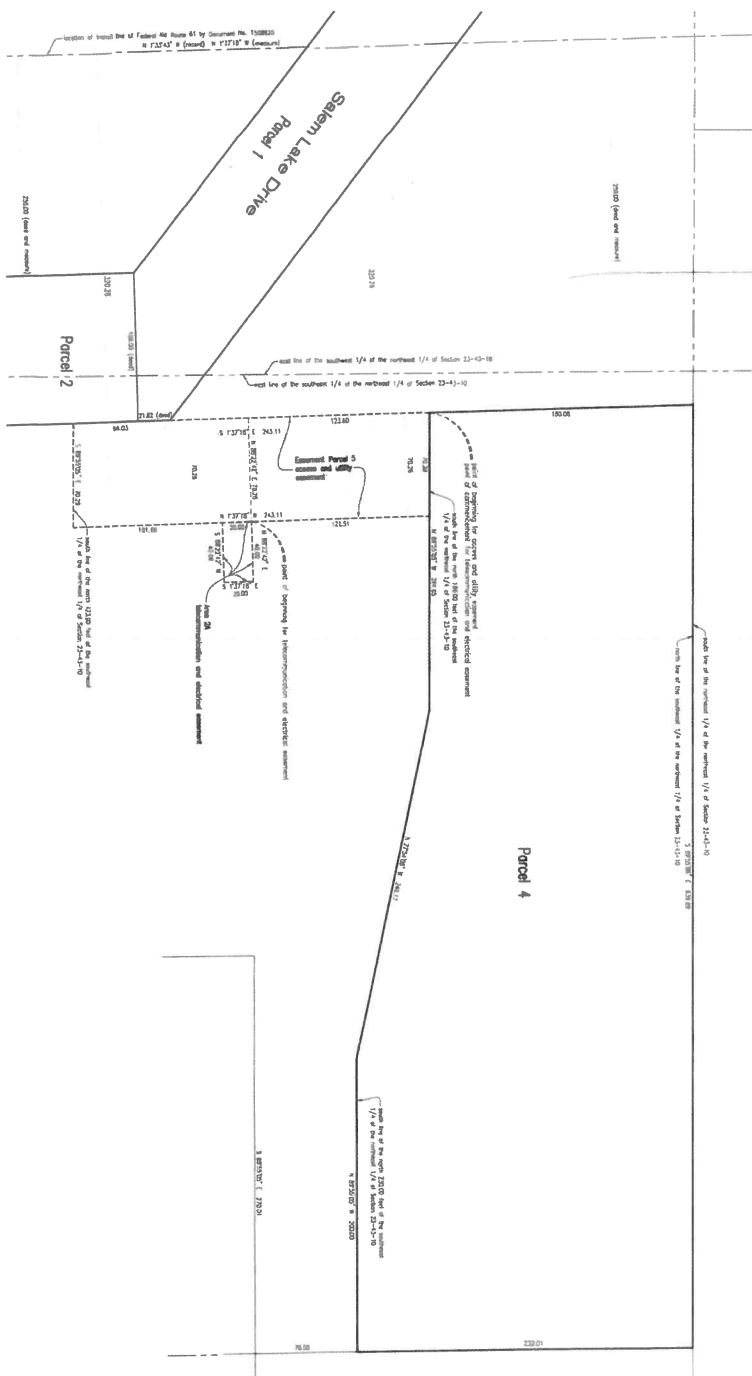
For  
CFC Holdings, Inc.  
2000 400 Main  
Beverly Hills, CA 90210

Map by the office of  
Lake County Land Survey Company  
100 West Main, Suite 200  
(916) 231-8888  
Professional Survey Firm No. 000007

Order No. 1432  
Drawing No. 1  
Date 10/1/2011

Sheet No. 7  
of  
11 sheets

Map was certified on October 3, 2011

[illegible][illegible]

power: 1 inch = 30 feet

Use  
 CF Industries, Inc.  
 5400 430  
 4 Parkway North  
 Overland, MO 64881

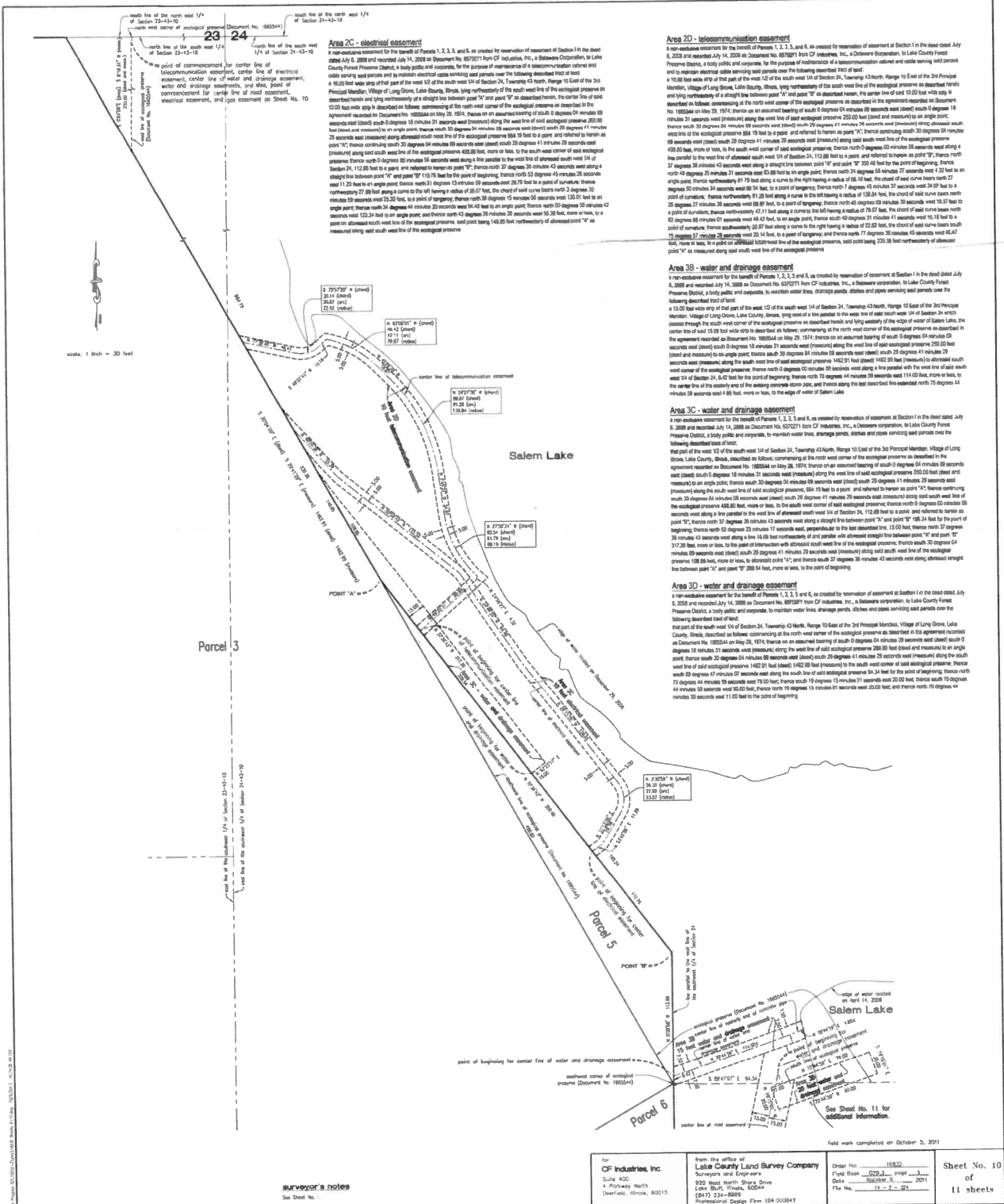
From the office of  
 Lake County Land Survey Company  
 500 West North Street  
 Overland, MO 64881  
 (816) 234-0000  
 Professional Design Firm 181-000647

Order No. 1883  
 Date 02-1-83  
 Page 5  
 of 5  
 11 sheets

Sheet No. 8  
 of  
 11 sheets







surveyor's notes  
See Sheet No. 1

for  
CF Industries, Inc.  
Suite 402  
A. Parkway North  
Overland, Illinois, 60115

from the office of  
Lake County Land Survey Company  
Surveyors and Engineers  
930 West North Dearborn  
Lake County, Illinois, 60154  
(847) 234-8949  
Professional Design Firm 004 000847

Field work completed on October 3, 2011

Order No. 10830  
Field Book 0293  
Date 10/03/11  
File No. 11-2-303

Sheet No. 10  
of  
11 sheets

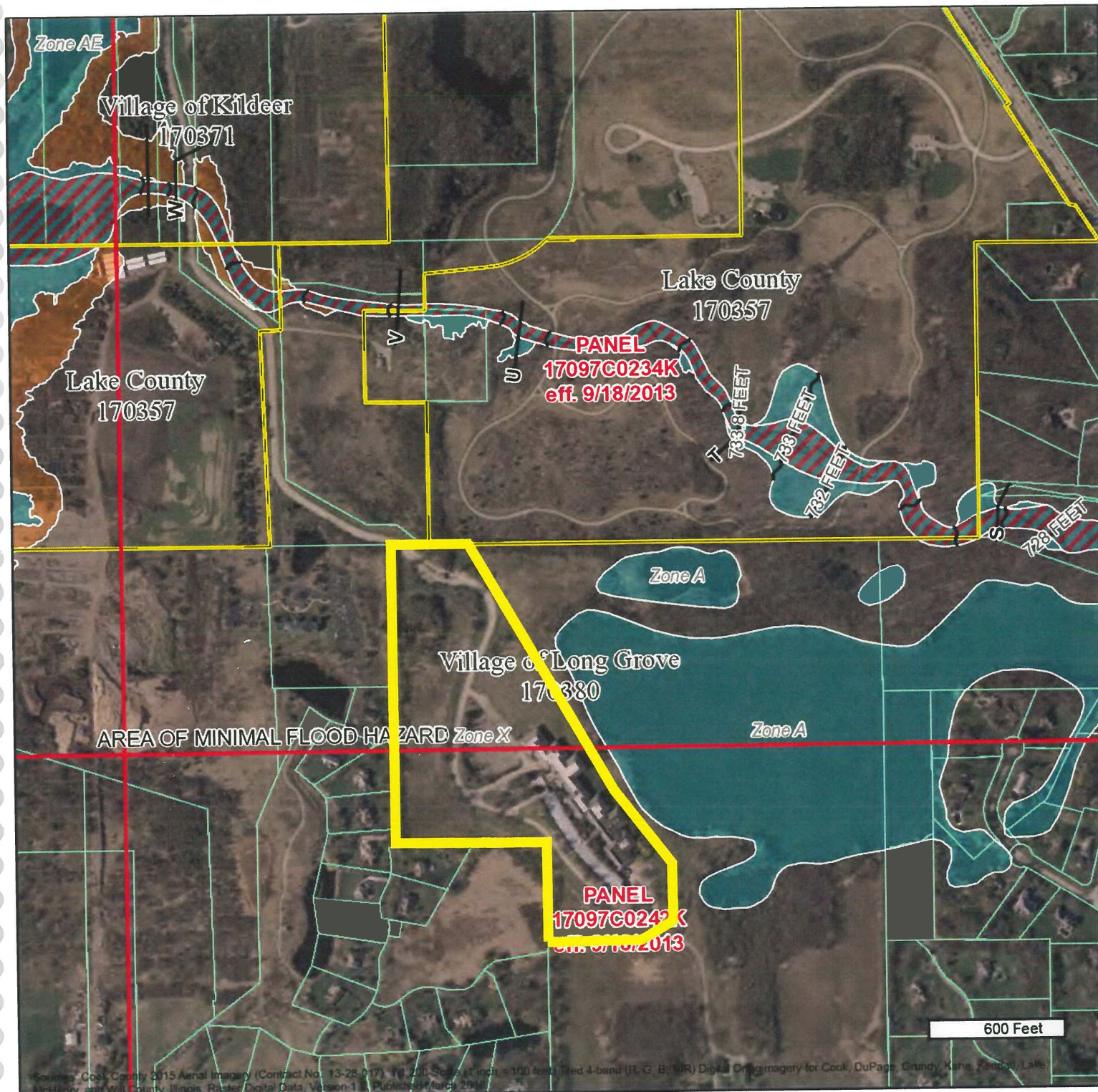
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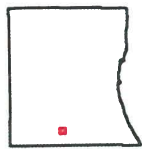
Sheet No. 11  
of  
11 sheets





Lake County  
GIS Division  
18 N County St  
Waukegan IL 60085  
(847) 377-2388

Map Printed on 1/26/2017



## LEGEND

- Parcels
- LOMRs
- LOMAs
- FIRM Panels
- Cross-Sections
- Base Flood Elevations
- Political Jurisdictions
- Other Boundaries
- Limit Lines

## Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



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CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205  
LIBERTYVILLE, IL. 60048  
PHONE: (847) 367-6707  
FAX: (847) 367-2567

E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH



0 300' 600'

SCALE: 1" = 600'

TITLE:

LAKE COUNTY / FEMA FLOOD ZONES

PROJECT:

HERON CREEK RESERVE

LONG GROVE, LAKE COUNTY, ILLINOIS

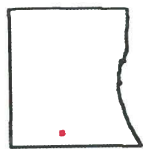
EXHIBIT

1

PROJECT NO.: 1705

DATE: 01/26/17





**Lake County**  
Geographic Information System

Lake County  
GIS Division  
18 N County St  
Waukegan IL 60085  
(847) 377-2388

Map Printed on 1/26/2017

## LEGEND

- Parcels
- LOMRs
- LOMAs
- FIRM Panels
- Cross-Sections
- Base Flood Elevations
- Political Jurisdictions
- Other Boundaries
- Limit Lines

### Zone Type

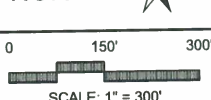
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- Regulatory Floodway
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- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



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NORTH



TITLE:

**LAKE COUNTY / FEMA FLOOD ZONES**

PROJECT:

**HERON CREEK RESERVE**

LONG GROVE, LAKE COUNTY, ILLINOIS

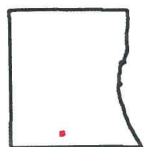
EXHIBIT

**2**

PROJECT NO.: 1705

DATE: 01/26/17





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GIS Division  
18 N County St  
Waukegan IL 60085  
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Map Printed on 1/26/2017

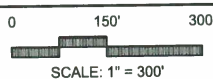
## LEGEND

-  Tax Parcel Lines
-  Lake County Wetland Inventory



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FAX: (847) 367-2567  
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NORTH



TITLE:  
**LAKE COUNTY WETLAND INVENTORY**

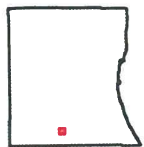
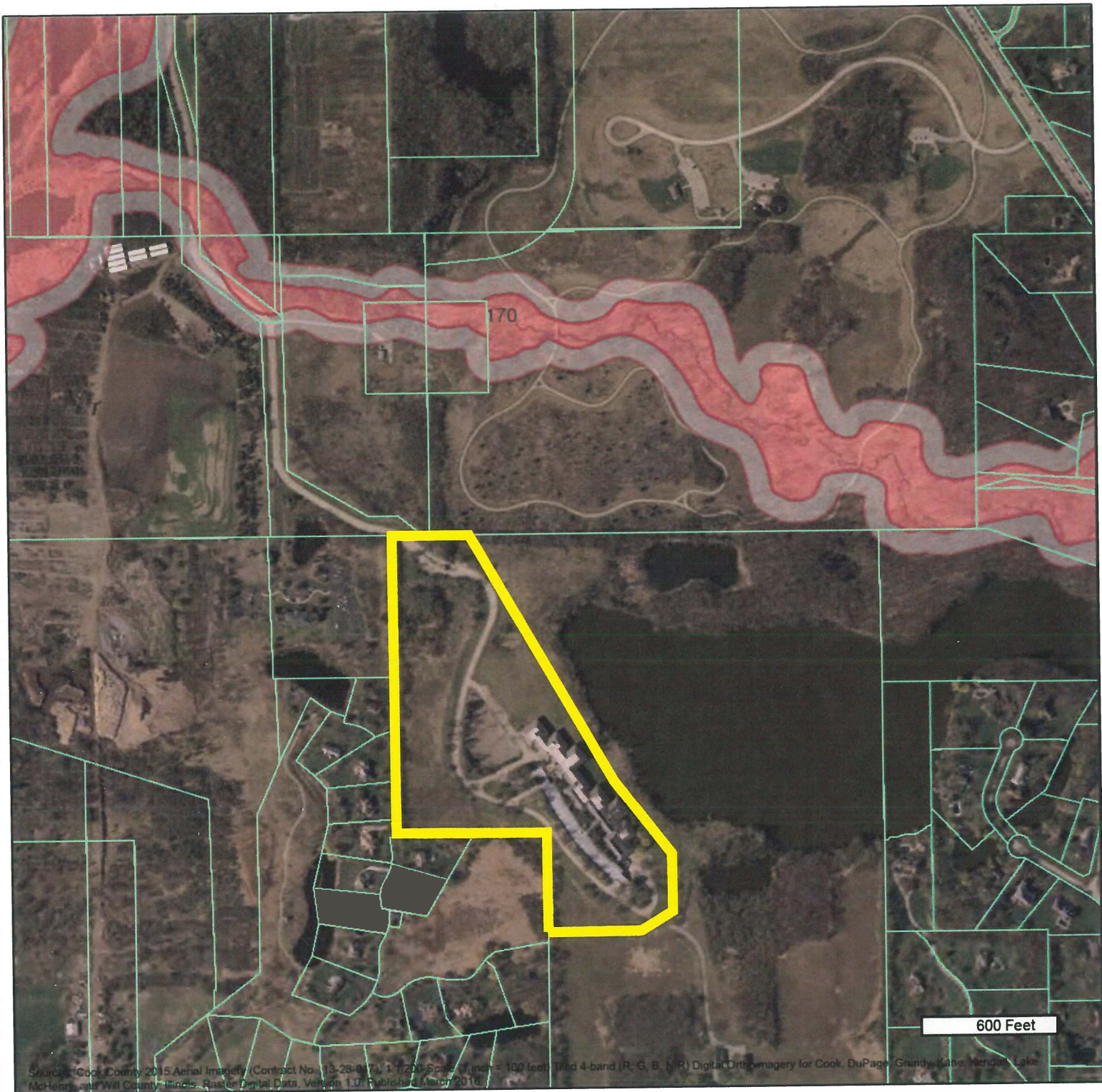
PROJECT:  
**HERON CREEK RESERVE**  
LONG GROVE, LAKE COUNTY, ILLINOIS

EXHIBIT

**3**

PROJECT NO.: 1705 DATE: 01/26/17





Lake County  
GIS Division  
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#### LEGEND

- Tax Parcel Lines
- ADvanced IDentification Wetlands
- ADID with 100ft Buffer



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FAX: (847) 367-2567

E-MAIL ADDRESS: pba@pearsonbrown.com

**NORTH**



0 300' 600'

SCALE: 1" = 600'

TITLE:

**LAKE COUNTY ADVANCED IDENTIFICATION WETLANDS**

PROJECT:

**HERON CREEK RESERVE**

LONG GROVE, LAKE COUNTY, ILLINOIS

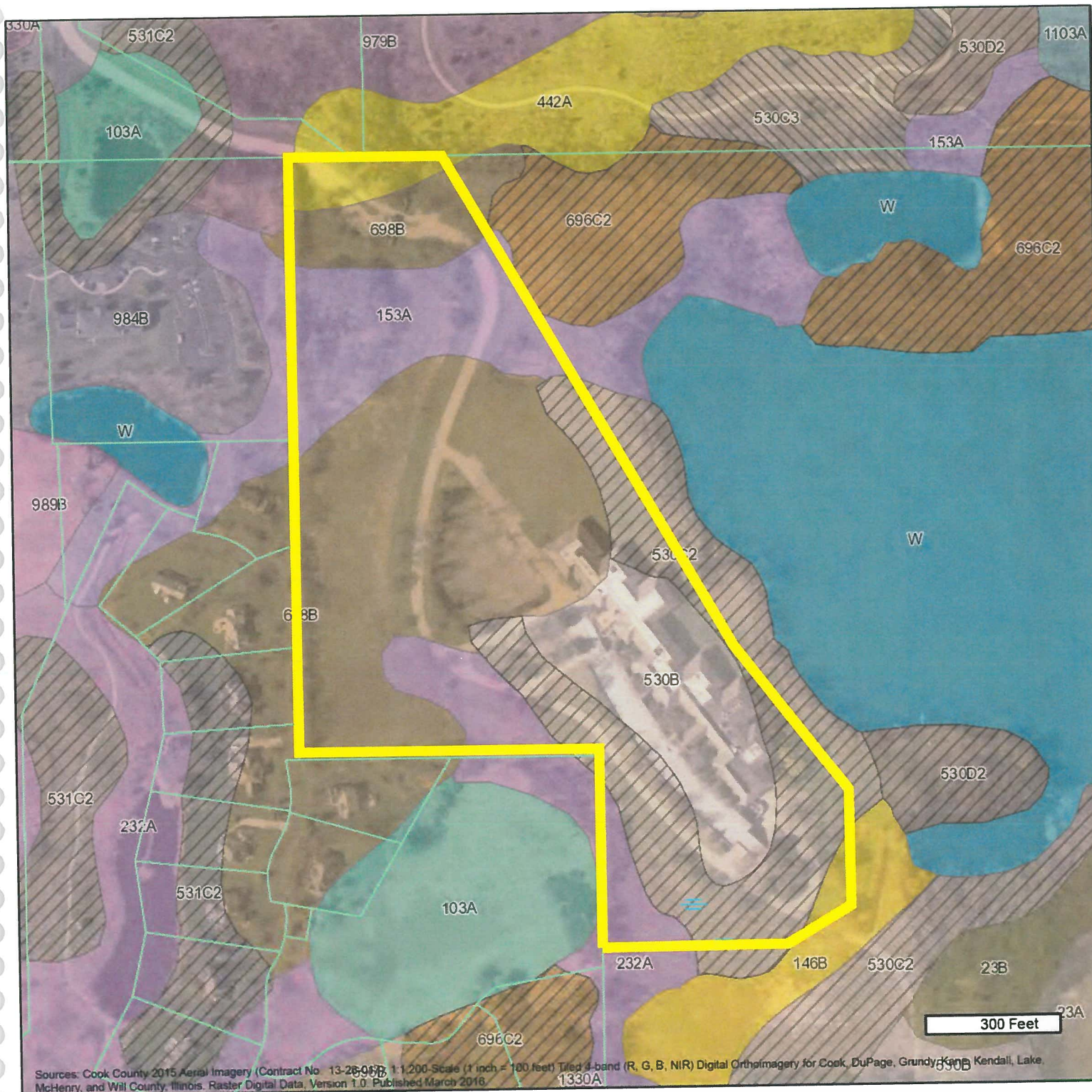
EXHIBIT

**4**

PROJECT NO.: 1705

DATE: 01/26/17





Lake County  
GIS Division  
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### LEGEND

Tax Parcel Lines

ESO,  
Escarpment,  
nonbedrock

**2004 Soils Symbols**  
Point

ERO, Severely  
eroded spot

SAN, Sandy  
spot

WET, Wet spot

Hydric Soils

#### NOTE:

SOIL TYPES 153-PELLA AND  
232-ASHKUM ARE LONG GROVE  
LOWLAND CONSERVANCY SOILS



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NORTH



0 150' 300'

SCALE: 1" = 300'

TITLE:

**LAKE COUNTY SOIL SURVEY**

PROJECT:

**HERON CREEK RESERVE**

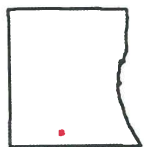
LONG GROVE, LAKE COUNTY, ILLINOIS

EXHIBIT

**5**

PROJECT NO.: 1705 DATE: 01/26/17





Lake County  
GIS Division  
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#### LEGEND

- HUC 8
- HUC 10
- HUC 12
- Tax Parcel Lines



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FAX: (847) 367-2567  
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH



0 150' 300'

SCALE: 1" = 300'

TITLE:

**LAKE COUNTY WATERSHED BOUNDARIES**

PROJECT:

**HERON CREEK RESERVE**

LONG GROVE, LAKE COUNTY, ILLINOIS

EXHIBIT

**6**

PROJECT NO.: 1705 DATE: 01/26/17





Lake County  
GIS Division  
18 N County St  
Waukegan IL 60085  
(847) 377-2388

Map Printed on 1/26/2017

#### LEGEND

- Tax Parcel Lines
- Minor
- Major
- MajorText
- 1ft Contours (2007)**



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FAX: (847) 367-2567

E-MAIL ADDRESS: pba@pearsonbrown.com

**NORTH**



0 150' 300'

SCALE: 1" = 300'

TITLE:

**LAKE COUNTY 1-FOOT TOPOGRAPHY**

PROJECT:

**HERON CREEK RESERVE**

LONG GROVE, LAKE COUNTY, ILLINOIS

EXHIBIT

**7**

PROJECT NO.: 1705 DATE: 01/26/17





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**CONSULTING ENGINEERS**

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 LIBERTYVILLE, IL. 60048  
 PHONE: (847) 367-6707  
 FAX: (847) 367-2567  
 E-MAIL ADDRESS: pba@pearsonbrown.com

**NORTH**



0 150' 300'

SCALE: 1" = 300'

TITLE:

**LAKE COUNTY SANITARY SEWER ATLAS**

PROJECT:

**HERON CREEK RESERVE**

LONG GROVE, LAKE COUNTY, ILLINOIS

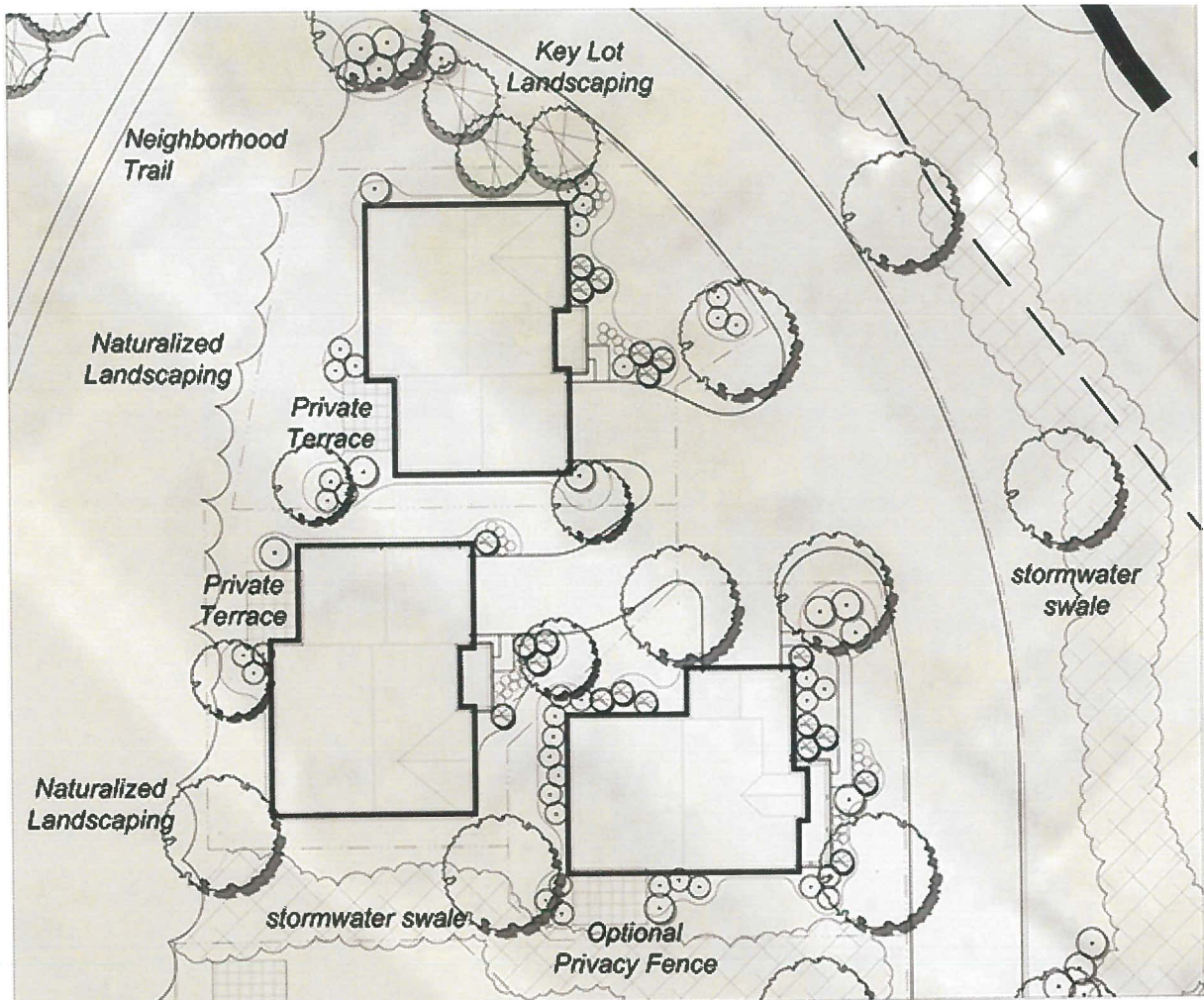
EXHIBIT

**8**

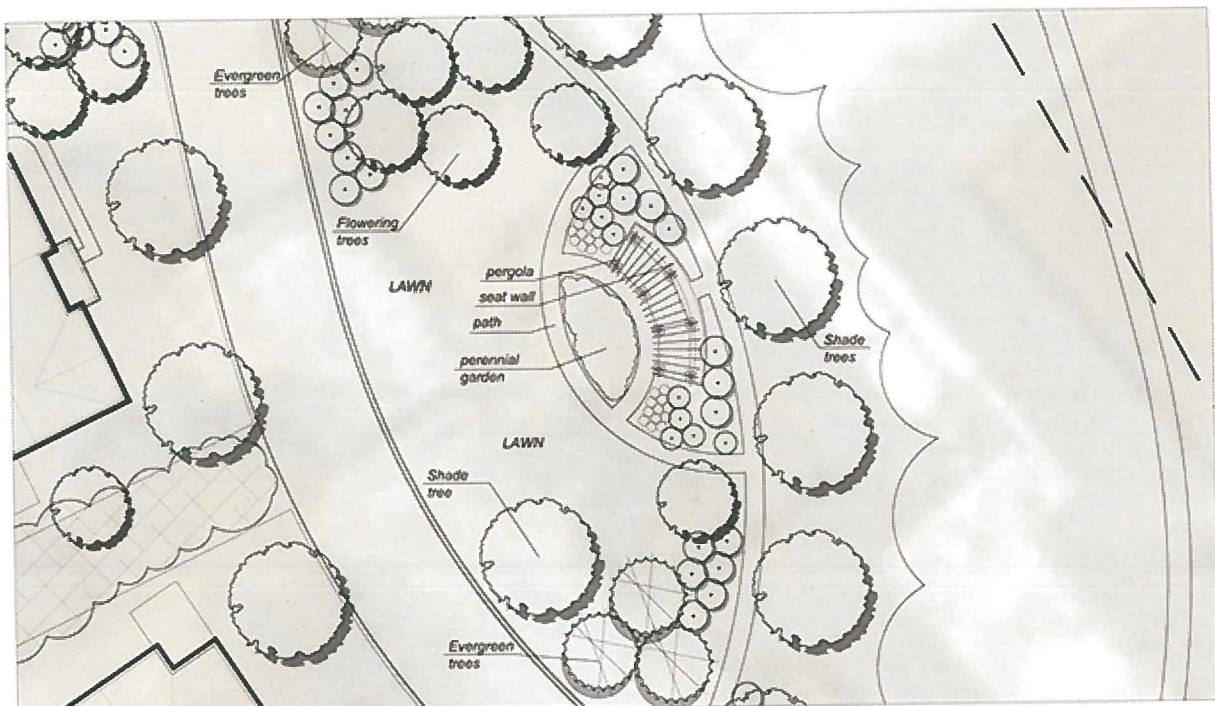
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DATE: 01/26/17

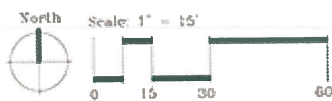




**Typical Cluster Landscape**



**Pocket Park Landscape Concept**



## Conceptual Landscape Plan

**Heron Creek Reserve**  
Long Grove, Illinois

**Asset Ventures  
Fund, LTD.**

The drawings presented are illustrations of the vision and design intent only, and are subject to change based upon final design requirements (i.e., applicable codes, setbacks, and MEP design requirements, and other "As-Built" changes, etc.).

Date: January 29, 2017  
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# PLANT LIST

## SHADE TREES

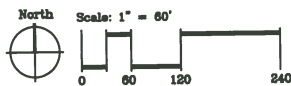
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
CO	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	2.5"-3.0" BB
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5"-3.0" BB
QB	<i>Quercus bicolor</i>	Swamp White Oak	2.5"-3.0" BB
QR	<i>Quercus rubra</i>	Red Oak	2.5"-3.0" BB
TAr	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	2.5"-3.0" BB
Umg	<i>Ulmus</i> 'Morton's Glossy'	Triumph Elm	2.5"-3.0" BB

## INTERMEDIATE AND EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AC	<i>Amelanchier canadensis</i>	Serviceberry	6' BB
CCA	<i>Carpinus caroliniana</i>	Musclewood	6' BB
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	6' BB
CCi	<i>Craetegus crus-galli inermis</i>	Thornless Cockspur Hawthorn	6' BB
CP	<i>Craetegus phaenopyrum</i>	Washington Hawthorn	6' BB
HV	<i>Hamamelis virginiana</i>	Common Witchhazel	6' BB
MS	<i>Magnolia stellata</i>	Star Magnolia	6' BB
Mdw	<i>Malus</i> 'Donald Wyman'	Donald Wyman Crab	6' BB
PGd	<i>Picea glauca densata</i>	Black Hills Spruce	6' BB
PPg	<i>Picea pungens</i> 'Glaucous'	Colorado Blue Spruce	6' BB
PS	<i>Pinus strobus</i>	White Pine	6' BB

## SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24"
HA	<i>Hydrangea arborescens</i>	Smooth Hydrangea	24"
HPt	<i>Hydrangea paniculata</i> 'Tardiva'	Tardiva Hydrangea	24"
IVh	<i>Itea virginica</i> 'Little Henry'	Little Henry Itea	24"
JCh	<i>Juniperus chinensis</i> 'Pfizeriana Kallay'	Kallay Phitzer Juniper	24"
POld	<i>Physocarpus opulifolius</i> 'Diablo'	Diablo Ninebark	24"
RAg	<i>Ribes alpinum</i> 'Green Mountain'	Green Mountain Currant	24"
Rsm	<i>Rosa</i> 'Scarlet Meidland'	Scarlet Meidland Shrub Rose	24"
RAgl	<i>Rhus aromatica</i> 'Grow-Low' (36" On Center)	Grow-Low Sumac	24"
SBt	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	24"
SMP	<i>Syringa meyeri</i> 'Palabin'	Palabin Lilac	24"
TMT	<i>Taxus medii</i> 'Tauntoni'	Taunton's Yew	24"
TMh	<i>Taxus medii</i> 'Hicksii'	Hick's Yew	24"
TOT	<i>Thuja occidentalis</i> 'Teckney'	Teckney Arborvitae	24"
VDw	<i>Viburnum dentatum</i> 'Wentworth'	Wentworth Arrowwood Vib.	24"
VTh	<i>Viburnum trilobum</i> 'Hahs'	Hahs Amer. Cranberry Vib.	24"
WF	<i>Weigela florida</i> 'Red Prince'	Red Prince Weigela	24"



Asset Ventures  
Fund, LTD.

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## Typical Planting List

Heron Creek Reserve  
Long Grove, Illinois

Date: January 24, 2017  
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## Emergent Mix

Scientific Name	Common Name
<b>Permanent Matrix</b>	
<i>Acorus calamus</i>	Sweet Flag
<i>Juncus effusus</i>	Soft Rush
<i>Eleocharis erythropoda</i>	Red Rooted Spike Rush
<i>Iris virginica shrevei</i>	Blue Flag
<i>Scirpus pungens</i>	Common Three Square
<i>Scirpus validus</i>	Great Bulrush
<i>Sparganium eurycarpum</i>	Common Bur Reed

## Wet and Mesic Prairie Mix

Scientific Name	Common Name
<b>Temporary Matrix</b>	
<i>Avena sativa</i>	Seed Oats
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Lolium multiflorum</i>	Annual Rye
	<b>Total</b>
<b>Permanent Matrix</b>	
<i>Allium cernuum</i>	Nodding Wild Onion
<i>Andropogon scoparius</i>	Little Bluestem Grass
<i>Anemone spp.</i>	Anemone species
<i>Asclepias sullivantii</i>	Prairie Milkweed
<i>Asclepias syriaca</i>	Common Milkweed
<i>Aster azureus</i>	Sky-blue Aster
<i>Aster ericoides</i>	Heath Aster
<i>Aster laevis</i>	Smooth Blue Aster
<i>Bouteloua curtipendula</i>	Side-Oats Grama
<i>Carex annectens xanth.</i>	Small Yellow Fox Sedge
<i>Carex bebbii</i>	Bebb's Oval Sedge
<i>Carex normalis</i>	Spreading Oval Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Cassia fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Coreopsis palmata</i>	Prairie Coreopsis
<i>Echinacea pallida</i>	Purple Coneflower
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower
<i>Koeleria cristata</i>	June Grass
<i>Lespedeza capitata</i>	Round-Headed Bush Clover
<i>Liatris aspera</i>	Rough Blazing Star
<i>Parthenium integrifolium</i>	Wild Quinine
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Petalostemum candidum</i>	White Prairie Clover
<i>Petalostemum purpureum</i>	Purple Prairie Clover
<i>Potentilla arguta</i>	Prairie Cinquefoil
<i>Pycnanthemum spp.</i>	Mountain Mint species
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan
<i>Solidago graminifolia</i>	Grass-leaved Goldenrod
<i>Solidago juncea</i>	Early Goldenrod
<i>Tradescantia ohiensis</i>	Common Spiderwort
<i>Verbena stricta</i>	Hoary Vervain
<i>Zizia aurea</i>	Golden Alexanders

## Typical Planting List

Heron Creek Reserve  
Long Grove, Illinois

Asset Ventures  
Fund, LTD.

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Date: January 24, 2017  
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# Potential Cuba Rd Trail Connection

Prepared using information from:  
Lake County Dept. of Information  
& Technology: GIS/Mapping Division  
18 North County Street  
Waukegan, Illinois 60085-4357  
847-377-2373

Map Prepared 11 January 2017

Courtesy Copy Only.  
Property boundaries indicated are provided  
for general location purposes. Wetland  
and flood limits shown are approximate and  
should not be used to determine setbacks for  
structure or as a basis for purchasing property

2015 Aerial Photo

Lake County Forest Preserve District  
1899 W Winchester Road  
Libertyville, Illinois 60048  
847-367-6640  
[www.lcfd.org](http://www.lcfd.org)

## Legend

- Forest Preserve Property
- Forest Preserve Easements
- Trail
- Proposed Trail: 0.65 Miles



0 0.125 0.25 0.5 Miles







Department of Public Works

650 W. Winchester Road  
Libertyville, Illinois 60048  
Phone 847 377 7500  
Fax 847 377 7173  
[PublicWorks@lakecountvil.gov](mailto:PublicWorks@lakecountvil.gov)

January 10, 2017

Pearson, Brown & Associates, Inc.  
1850 W. Winchester Rd. – Suite 205  
Libertyville, IL 60048  
Ronald A. Adams - President

RE: Cadence Site Plan (former CF Industries Property)  
Long Grove, IL

Dear Ron,

This will respond to your email dated 1/5/2017. Please be advised we currently have sanitary sewer capacity to serve the proposed 65 single family home development shown on the attached Cadence site plan drawing.

Also, as you probably know, we have no water system to provide service to the proposed development.

If you have any questions, feel free to call

Sincerely,

LAKE COUNTY PUBLIC WORKS DEPARTMENT

Charles DeGrave PE  
Principal Civil Engineer

Cc: Phil Perna, Interim Director, LCPW  
Raja Parikh, Principal Civil Engineer, LCPW

3634 Driftwood Dr.  
Long Grove, IL 60047 Christina M. Klatt

3617 Crestview Dr.  
Long Grove, IL 60047 Gary & Gayle Lundgren

3619 Crestview Dr.  
Long Grove, IL 60047 Paul & Rachel Bottcher

3618 Crestview Dr.  
Long Grove, IL 60047 D Tohoudine A Villalpando

3616 Crestview Dr.  
Long Grove, IL 60047 Nataliya Ratmansky

3615 Crestview Dr.  
Long Grove, IL 60047 Luke & Michelle Stevens

3614 Crestview Dr.  
Long Grove, IL 60047 Gordon & Ilene Parks

3611 Rolling Glen Dr.  
Long Grove, IL 60047 Casimir & Dawn Komperda

3612 Rolling Glen Dr.  
Long Grove, IL 60047 J Healy

3880 Salem lake Dr.  
Long Grove, IL 60047 Peter & Debra Bianchini      Other office building

3828 Nottingham Dr.  
Long Grove, IL 60047 Rebecca Ann Steinmeier

3821 Nottingham Dr.  
Long Grove, IL 60047 James Han

3820 Nottingham Dr.  
Long Grove, IL 60047 Teresita Anastacio

3819 Nottingham Dr.  
Long Grove, IL 60047 Stanley & Ingrid Razny

3818 Nottingham Dr.  
Long Grove, IL 60047 Paul & Sonia Potach

3812 Muirwood Ct.  
Long Grove, IL 60047 Eric & Emily Schneider

3822 Nottingham Dr.  
Long Grove, IL 60047 Chicago Title Land Trust Co.

3817 Nottingham Dr.  
Long Grove, IL 60047 Renyuan Fu & Suli Jia Co

3816 Nottingham Dr.  
Long Grove, IL 60047 Haifeng Sun & Grace Fan

3815 Nottingham Dr.  
Long Grove, IL 60047 Frank & Sherri Mondane

3810 Muirwood Ct.  
Long Grove, IL 60047 Donald J. Spieth Jr.



Please Register Your Contact

Name

Email

Phone

Ross Allen

RossA@AOL.NET

512-301-8888

NAPOLEON TARNARIS

ntarnaris@comcast.net

Chris Klat

ChrisKlat@AOL.COM

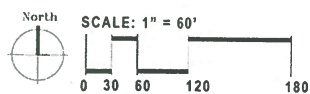
847-726-7145

Janet Healy

healater@comcast.net

847-641-5590

**Neighborhood Meeting 02-01-17**  
**1 Salem Drive**  
**Long Grove, IL**



Asset Ventures  
Fund, LTD.

The drawings presented are a study of character and design potential, and are not to be used for construction. All dimensions are approximate. All dimensions are approximate. All dimensions are approximate.

## Conceptual Site Plan

Heron Creek Reserve  
Long Grove, Illinois

Date: January 24, 2017  
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Elevation 1

Plan - 1934 SQFT



Elevation 2



Elevation 1

Plan - 2071 SQFT



Elevation 2



Elevation 1

Plan - 2224 SQFT



Elevation 2